



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,586	100	1,586
			SUBAREA MARKET VALUE
			67,630
TOTALS	1,586		1,586
			67,630

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,586	123.6000	92.70	147,022	1995	2000		0	0	54.00	46.00													
1 M/H 94+ - 100% - 1996 Heated Area: 1586 HX Base Yr 1996																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/18/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/18/2023	MLU
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				05/18/2023	MLU																				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		67,630	
TOTAL MARKET OB/XF VALUE		22,948	
TOTAL LAND VALUE - MARKET		56,400	
TOTAL MARKET VALUE		146,978	
SOH/AGL Deduction		79,535	
ASSESSED VALUE		67,443	
TOTAL EXEMPTION VALUE		HX HB 42,443	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		146,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0696	8/14/2017	QC	U	I	11	100
GRANTOR: WETTSTEIN WILLIAM M J						
GRANTEE: WETTSTEIN WILLIAM M						
0735/1856	8/08/1995	WD	Q	V		15,000
GRANTOR: JOHNSON JOSEPH & DIAN						
GRANTEE: WETTSTEIN & WALKER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W61 S26 E61 N26\$.

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	40	28	SF	4.00	4.00	100	2000	2000	3	79	3,539	
3	0350	CARPORT WD	0	100	60	32	SF	9.36	9.36	100	2020	2020	3	90	16,174	
4	1242	WD DECK A	0	100	12	10	SF	5.00	5.00	100	2020	2020	3	90	540	
TOTAL OB/XF 22,948																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,400							