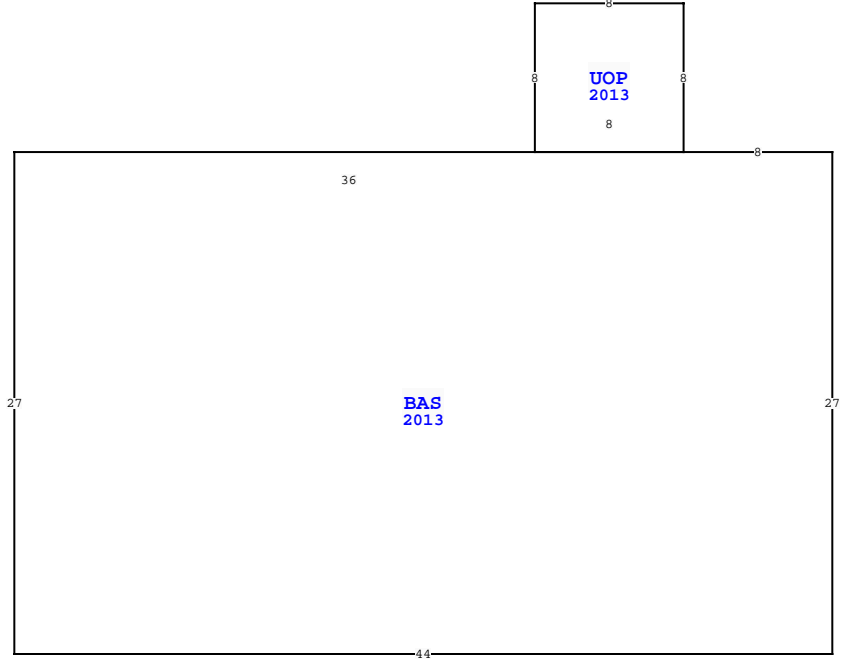




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	13	LVT/LAMNT 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,188	100	1,188
UOP	64	25	16
			SUBAREA MARKET VALUE
			75,571
			1,018
TOTALS	1,252		1,204
			76,589

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,204	117.8000	88.35	106,373	2013	2013	0	0	28.00	72.00
1 M/H 94+ - 100% - 1973			Heated Area: 1188			HX Base Yr 1973					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			76,589
TOTAL MARKET OB/XF VALUE			2,754
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			154,343
SOH/AGL Deduction			83,094
ASSESSED VALUE			71,249
TOTAL EXEMPTION VALUE	HX HB	46,249	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			154,343
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318659	H/AC	0	08/01/2013
B27513	DEMOLITION	0	07/01/2013
E26475	NEW CONSTR	0	07/01/2013
MH5489	MH MOVE-ON	0	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/219	4/25/2024	LE U		I	11	100

GRANTOR: CARTER SHIRLEY J
GRANTEE: CARTER MAX L

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W8 UOP=[YR=2013] N8 W8 S8 E8 \$ W36 S27 E44 N27\$.	

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	0200	BARN WD 0-	0 100	19	50	950.00	SF	10.00	10.00	100	1980	1980	3	20	1,900	
2	0681	POLE SHED	0 100	11	30	330.00	SF	11.25	11.25	100	1995	1995	3	23	854	

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	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							