

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,782	100	1,782
			SUBAREA MARKET VALUE
			84,585
TOTALS	1,782		1,782
			84,585

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,782	117.2000	87.90	156,638	2004	2004	0	0	46.00	54.00
1 M/H 94+ - 100% - 2016			Heated Area: 1782			HX Base Yr 2016					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 66 66 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2006 </div> </div>											
BLD DATE				LGL DATE				06/16/2023 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			84,585
TOTAL MARKET OB/XF VALUE			5,610
TOTAL LAND VALUE - MARKET			100,700
TOTAL MARKET VALUE			190,895
SOH/AGL Deduction			81,325
ASSESSED VALUE			109,570
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			59,570
TOTAL JUST VALUE			190,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044452	MH MOVE-ON	0	01/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1946/0176	10/28/2014	WD	U	I	12	89,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: DENNIS NATHAN						
1924/0339	6/24/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

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	0		1.00	UT 3,500.00	100	2004	2004	3	88	3,080	
2	1242	WD DECK A	0	100	22	11		242.00	SF 10.00	100	2014	2014	3	65	1,573	
3	0753	UEP	0	100	8	8		64.00	SF 22.00	100	2012	2012	3	68	957	
TOTAL OB/XF 5,610																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W66 S27 E66 N27\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	100,700							