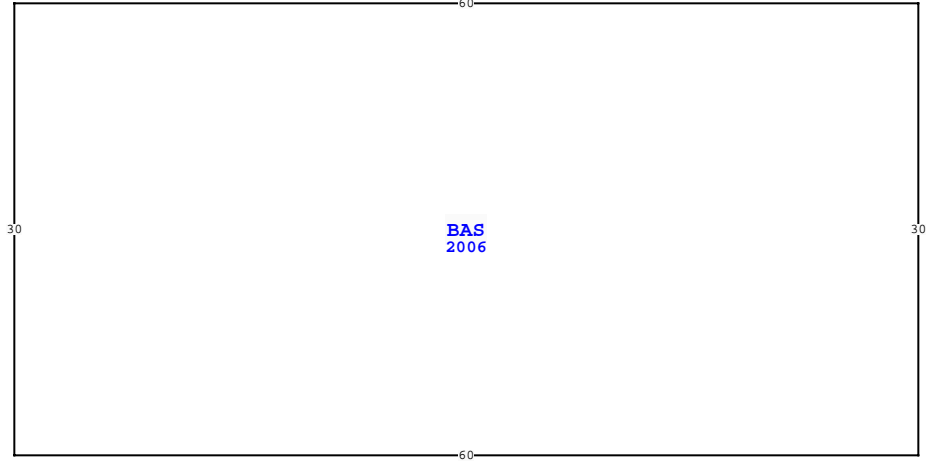




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
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	1,800	100	1,800
			SUBAREA MARKET VALUE
			102,667
TOTALS	1,800		1,800
			102,667

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,800	131.1200	98.34	177,012	2006	2006	0	0	42.00	58.00	
1 M/H 94+ - 100% - 2007 Heated Area: 1800 HX Base Yr 2007												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			112,348
TOTAL MARKET OB/XF VALUE			8,690
TOTAL LAND VALUE - MARKET			89,400
TOTAL MARKET VALUE			210,438
SOH/AGL Deduction			98,753
ASSESSED VALUE			111,685
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			56,685
TOTAL JUST VALUE			210,438
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429589	DEMOLITION	0	11/28/2014
B23722	ADDITION	2,699	06/01/2010
P11614	OTHER	0	10/01/2006
E18123	ELEC OTHER	0	09/01/2006
M12053	MECH OTHER	0	09/01/2006
E17901	ELEC OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1829/1643	1/18/2012	QC	U	I	11	100
GRANTOR: DESPRES TERRI						
GRANTEE: HOLLAND VILETHA LIN						
1453/0946	10/19/2006	WD	U	V	07	100
GRANTOR: STEEDLEY PAUL L & CHR						
GRANTEE: HOLLAND VILETHA L &						

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	0940	SHEDS/PORT	0 100	20	15	300.00	SF	20.10	20.10	100	1976	1976	3	20	1,206	
2	0681	POLE SHED	0 100	17	15	255.00	SF	15.00	15.00	100	1986	1986	3	20	765	
3	1242	WD DECK A	0 100	0	0	288.00	SF	7.50	7.50	100	2000	2000	3	20	432	
4	1242	WD DECK A	0 100	0	0	326.00	SF	7.50	7.50	100	2010	2010	3	45	1,100	
5	1242	WD DECK A	0 100	0	0	342.00	SF	7.50	7.50	100	2007	2007	3	31	795	
6	0752	USP	0 100	30	12	360.00	SF	11.25	11.25	100	2005	2005	3	40	1,620	
7	0752	USP	0 100	33	12	396.00	SF	11.25	11.25	100	2007	2007	3	48	2,138	
8	0751	UOP	0 100	22	8	176.00	SF	7.50	7.50	100	2007	2007	3	48	634	

TOTAL OB/XF													8,690				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						06/13/2023	MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2006] W60 S30 E60 N30\$.												

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	89,400								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	01	NONE 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
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	784	100	784
			SUBAREA MARKET VALUE
			9,681
TOTALS	784		784
			9,681

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
0820	02	784	88.2000	61.74	48,404	1982	1982	0	0	15	70.00	20.00													
2 M/H 93- - 0% - 2007 Heated Area: 784 HX Base Yr 2007																									
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/13/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	06/13/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	06/13/2023																						
INC DATE		AG DATE	MLU																						

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			112,348
TOTAL MARKET OB/XF VALUE			8,690
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TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			56,685
TOTAL JUST VALUE			210,438
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4829	MH MOVE-ON	0	08/01/2006
M11860	MECH OTHER	0	08/01/2006
P11476	OTHER	0	08/01/2006
E0617470	ELEC OTHER	0	06/01/2006
MHU4789	MH MOVE-ON	0	06/01/2006
P0611209	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1829/1643	1/18/2012	QC	U	I	11	100
GRANTOR: DESPRES TERRI						
GRANTEE: HOLLAND VILETHA LIN						
1453/0946	10/19/2006	WD	U	V	07	100
GRANTOR: STEEDLEY PAUL L & CHR						
GRANTEE: HOLLAND VILETHA L &						

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
18494 BROKEN ARROW RD, HILLIARD																
TOTALS 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W56 S14 E56 N14\$.													

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			