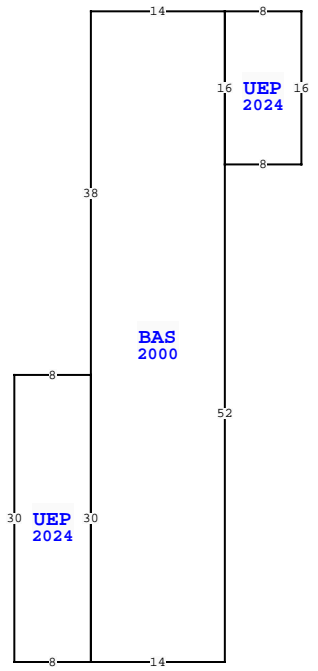


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
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	08
NEIGHBORHOOD/LOC		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	952	100	952
UEP	128	70	90
UEP	240	70	168
TOTALS	1,320		1,210

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,210	113.8000	79.66	96,389	1979	1979	0	0	0	70.00	30.00	
2 M/H 93- - 100% - 2001 Heated Area: 952 HX Base Yr 2001													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		28,917	
TOTAL MARKET OB/XF VALUE		4,678	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		113,595	
SOH/AGL Deduction		61,012	
ASSESSED VALUE		52,583	
TOTAL EXEMPTION VALUE		HX HB 27,583	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		113,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,184	
BLDG:2:4: 1979 (2001)			
BLDG:2:3: RP:12015148			
BLDG:2:1: SW/MH/ID 779466ALS102847			
XFOB'S GR/UT + PL SHED ARE ATTACHED: 9/2023KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992853	MH MOVE-ON	0	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0859/1136	12/18/1998	WD	Q	V		15,000
GRANTOR: MCCANCE BEVERLY A						
GRANTEE: LEE SAMUEL C						
0781/0826	1/07/1997	WD	U	V	01	3,000
GRANTOR: LEWIS MARY ELIZABETH						
GRANTEE: MCCANCE BEVERLY A						

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
2	0681	POLE SHED	0	100	20	10	SF	10.65	10.65	100	2001	2001	3	29	618	
5	0510	GARAGE WD-	0	100	20	20	SF	35.00	35.00	100	2001	2001	3	29	4,060	

BUILDING NOTES			
BLD DATE			
XF DATE		LGL DATE	
INC DATE		LAND DATE	
		AG DATE	
		05/19/2023 MLU	

BUILDING DIMENSIONS			
BAS=[YR=2000;ORIG=0,0] W14 S38 S30 E14 N52 N16 \$			
UEP=[YR=2024;ORIG=0,0] E8 S16 W8 N16 \$			
UEP=[YR=2024;ORIG=-14,68] W8 N30 E8 S30 \$			

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							