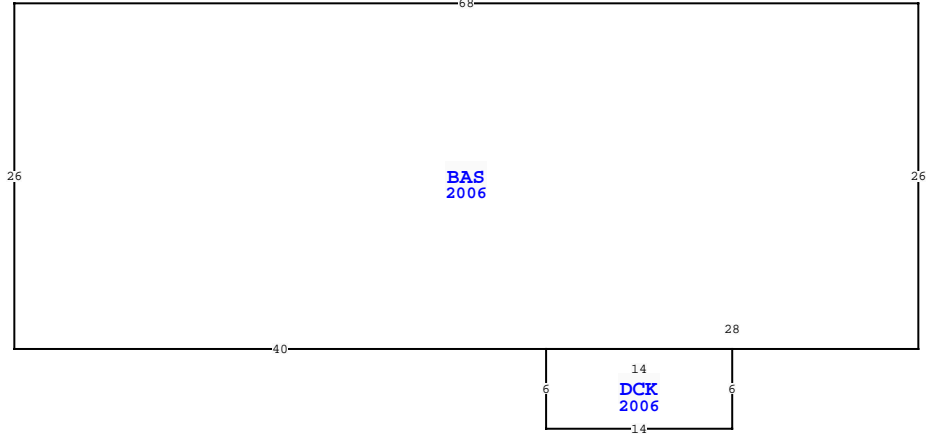


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,768	100	1,768
DCK	84	15	13
			SUBAREA MARKET VALUE
			96,352
			709
TOTALS	1,852		1,781
			97,061

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,781	117.2000	87.90	156,550	2001	2008	0	0	38.00	62.00
1 M/H 94+ - 100% - 2019			Heated Area: 1768			HX Base Yr 2019					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			97,061
TOTAL MARKET OB/XF VALUE			14,146
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			171,207
SOH/AGL Deduction			58,131
ASSESSED VALUE			113,076
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			63,076
TOTAL JUST VALUE			171,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4878	CO ISSUED	0	12/01/2006
MH4878	MH MOVE-ON	0	12/01/2006
M12283	MECH OTHER	0	12/01/2006
P11820	OTHER	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2162/1834	10/02/2017	SW	U	I	11	100
GRANTOR: 34231 BALL PARK RD LA						
GRANTEE: FRALICK JOSPEH E &						
2152/0061	10/02/2017	SW	Q	I	01	104,000
GRANTOR: 34231 BALL PARK RD LA						
GRANTEE: FRALICK JOSEPH E &						

EXTRA FEATURES		34231 BALLPARK RD, CALLAHAN														
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	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	0	350.00	SF	6.50	6.50	100	2006	2006	3	87	1,979	
3	0200	BARN WD 0-	0	100	30	34	SF	17.00	17.00	100	2008	2008	3	52	9,017	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W68 S26 E40 DCK=[YR=2006] S6 E14 N6 W14\$ E28 N26\$.	

LAND DESCRIPTION												TOTAL OB/XF												14,146				
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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000											