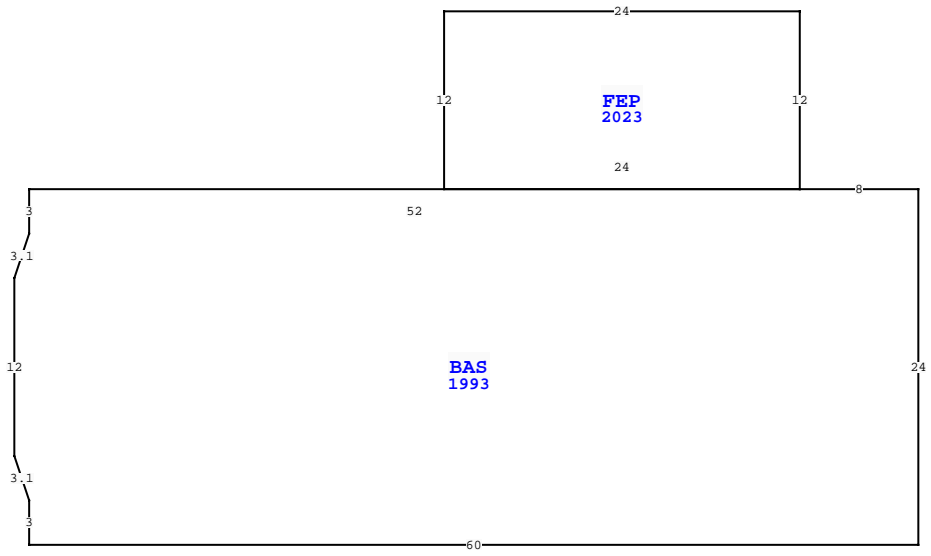




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	26	AL SIDING 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
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	05	Quality Level 05		
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	SUBAREA MARKET VALUE
BAS	1,455	100	1,455	101,198
FEP	288	85	245	17,040
TOTALS	1,743		1,700	118,238

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,700	138.0000	96.60	164,220	1981	2013	0	0	28.00	72.00		
1 M/H 93- - 100% - 2024 Heated Area: 1700 HX Base Yr 2024													



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				137,566
TOTAL MARKET OB/XF VALUE				1,645
TOTAL LAND VALUE - MARKET				45,000
TOTAL MARKET VALUE				184,211
SOH/AGL Deduction				0
ASSESSED VALUE				184,211
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				134,211
TOTAL JUST VALUE				184,211
NCON VALUE				19,328
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				161,162

EYB: ADJSTD FOR EXTENSIVE REMODELING
BLDG:1:2: RP: 12562036 & 12562040
BLDG:1:1: DW/MH/ID 7129A & 7129B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003248	GARAGE	74,989	03/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0665	12/30/2022	WD	Q	I	01	245,000
GRANTOR: THOMPSON SHANE &						
GRANTEE: LAKATOS MARIA CARME						
2562/1218	5/02/2022	QC	U	I	11	100
GRANTOR: THOMPSON KAREN L/E						
GRANTEE: THOMPSON SHANE & SH						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

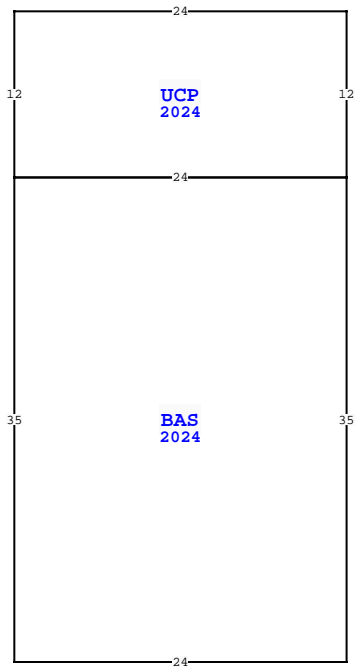
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W8 W52 S3 D3L1 S12 D3R1 S3 E60 N24 \$	
FEP=[YR=2023;ORIG=-8,0] N12 W24 S12 E24 \$	

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	0810	CONCRETE A	0	100	0	0			6.50	100	1988	1988	3	54.5	723	
2	0940	SHEDS/PORT	0	100	21	10	SF	18.30	18.30	100	2005	2005	3	24	922	

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	0003	RM	193.00	271.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Quality 06 Quality Level 06			
DOR CODE 0200 MOBILE HOME			
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC 8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	840	100	18,079
UCP	288	20	1,248
TOTALS	1,128		19,328

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2024 Heated Area: 840 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		137,566	
TOTAL MARKET OB/XF VALUE		1,645	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		184,211	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,211	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		134,211	
TOTAL JUST VALUE		184,211	
NCON VALUE		19,328	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,162	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0665	12/30/2022	WD	Q	I	01	245,000
GRANTOR: THOMPSON SHANE &						
GRANTEE: LAKATOS MARIA CARME						
2562/1218	5/02/2022	QC	U	I	11	100
GRANTOR: THOMPSON KAREN L/E						
GRANTEE: THOMPSON SHANE & SH						

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

TOTAL OB/XF												0				

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=50,20] E24 S35 W24 N35 \$
UCP=[YR=2024;ORIG=50,8] E24 S12 W24 N12 \$

LAND DESCRIPTION												TOTAL OB/XF												0				
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				