

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 70	
Interior Floo	08	SHT VINYL 30	
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	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	1,404	100	1,404
			SUBAREA MARKET VALUE
			78,714
TOTALS	1,404		1,404
			78,714

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	116.8000	87.60	122,990	2009	2009	0	0	36.00	64.00
1 M/H 94+ - 100% - 2016			Heated Area: 1404			HX Base Yr 2016					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS 2010</span> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			107,314
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			152,314
SOH/AGL Deduction			43,787
ASSESSED VALUE			108,527
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			58,527
TOTAL JUST VALUE			152,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005762	GARAGE	62,766	05/06/2021
C5295	CO ISSUED	0	08/01/2010
P14393	NEW CONSTR	0	08/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1671	2/12/2014	WD	U	I	12	69,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: NEWTON CHRISTOPHER						
1877/1672	9/09/2013	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

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

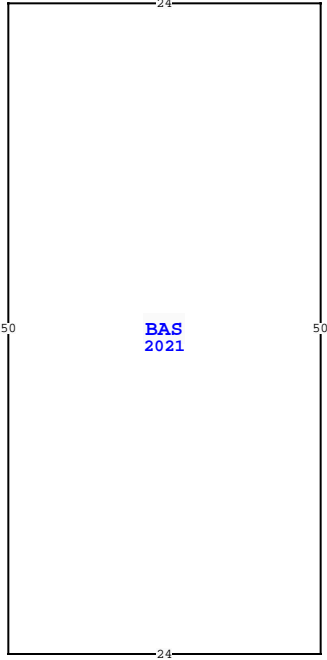
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2010] W52 S27 E52 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	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		OR	0.00	0.00	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	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 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	TOT ADJ AREA
BAS	1,200	100	1,200
			SUBAREA MARKET VALUE
			28,600
TOTALS	1,200		1,200
			28,600

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% - 2016				Heated Area: 1200				HX Base Yr 2016			



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
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TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		152,314	
SOH/AGL Deduction		43,787	
ASSESSED VALUE		108,527	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		58,527	
TOTAL JUST VALUE		152,314	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,654	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W24 S50 E24 N50\$.	

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

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