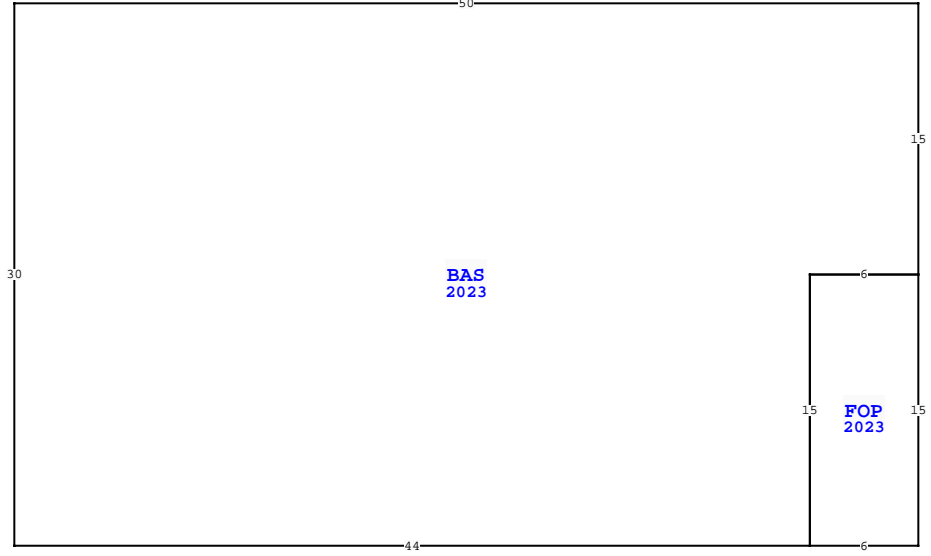


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,437	84.7000	63.52	91,278	2008	2008	0	0	0	38.00	62.00	
1 M/H 94+ - 100% - 2024 Heated Area: 1410 HX Base Yr 2024													



Quality	02 Quality Level 02			
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	SUBAREA MARKET VALUE
BAS	1,410	100	1,410	55,529
FOP	90	30	27	1,063
TOTALS	1,500		1,437	56,592

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			56,592
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			50,100
TOTAL MARKET VALUE			106,692
SOH/AGL Deduction			0
ASSESSED VALUE			106,692
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			56,692
TOTAL JUST VALUE			106,692
NCON VALUE			56,592
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009265	CO ISSUED		07/20/2023
22014589	MH MOVE-ON	0	09/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1148	7/21/2023	WD	Q	I	01	135,000
GRANTOR: PAGE KEVIN						
GRANTEE: KREIDLER JIM & JEAN						
2448/0831	3/24/2021	WD	U	I	30	58,000
GRANTOR: NEVES GEORGE R						
GRANTEE: PAGE KEVIN						

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

36064 HOLIDAY DR, CALLAHAN										BLD DATE		LGL DATE	06/13/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=0,0] W50 S30 E44 N15 E6 N15 \$													
FOP=[YR=2023;ORIG=-6,30] E6 N15 W6 S15 \$													

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		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	50,100							