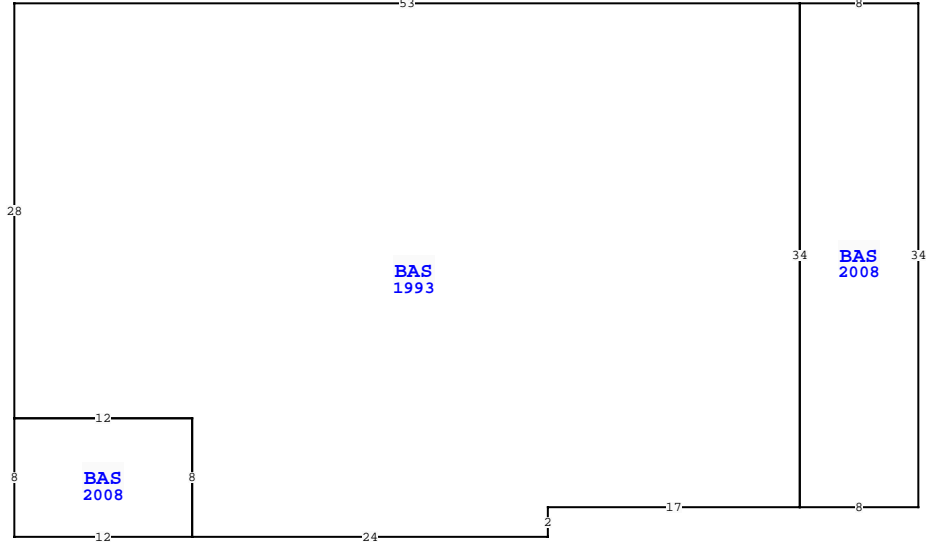


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality	01	Quality Level 01		
DOR CODE		0200 MOBILE HOME		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1,778	16,016
BAS	96	100	96	865
BAS	272	100	272	2,450
TOTALS	2,146		2,146	19,331

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	2,146	64.3500	45.04	96,656	1973	1973	0	0	20	70.00	20.00	
1 M/H 93- - 0% - 0													
Heated Area: 2146													
HX Base Yr													



NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE				30,404	
TOTAL MARKET OB/XF VALUE				3,960	
TOTAL LAND VALUE - MARKET				133,600	
TOTAL MARKET VALUE				167,964	
SOH/AGL Deduction				80,739	
ASSESSED VALUE				87,225	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				87,225	
TOTAL JUST VALUE				167,964	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				165,185	
ALSO SEE ADJCNT (VACANT) PRCL 42-2N-27-4340-0012-0					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0979	9/25/2013	WD	Q	I	02	40,000
GRANTOR: COLSON DEBORAH D						
GRANTEE: SLUDER DOUGLAS L &						
1714/1394	12/07/2010	PR	U	I	19	100
GRANTOR: COLSEN DEBORAH P/R						
GRANTEE: COLSEN DEBORAH						

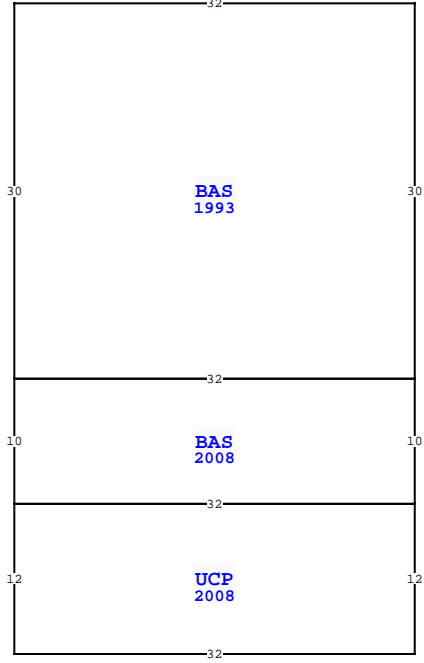
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0351	CARPORT MT	0	0	18	360.00	SF	5.90	5.90	100	2019	2019	3	86	1,827	
3	1242	WD DECK A	0	0	6	24.00	SF	10.00	10.00	100	2005	2005	3	24	58	
4	1242	WD DECK A	0	0	10	180.00	SF	10.00	10.00	100	1990	1990	3	20	360	
TOTALS														3,960		

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	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	80,000.00	80,000.00	133,600							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	08	WD ON PLY	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	960	100	960
BAS	320	100	320
UCP	384	20	77
			SUBAREA MARKET VALUE
			7,834
			2,611
			629
TOTALS	1,664		1,357
			11,073

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3												
GARAGE RES - 0% - 0			Heated Area: 1280			HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			30,404
TOTAL MARKET OB/XF VALUE			3,960
TOTAL LAND VALUE - MARKET			133,600
TOTAL MARKET VALUE			167,964
SOH/AGL Deduction			80,739
ASSESSED VALUE			87,225
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,225
TOTAL JUST VALUE			167,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0979	9/25/2013	WD	Q	I	02	40,000
GRANTOR: COLSON DEBORAH D						
GRANTEE: SLUDER DOUGLAS L &						
1714/1394	12/07/2010	PR	U	I	19	100
GRANTOR: COLSEN DEBORAH P/R						
GRANTEE: COLSEN DEBORAH						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W32 S30 BAS=[YR=2008] S10 UCP=[YR=2008] S12 E32 N12 W32 \$ E32 N10 W32 \$ E32 N30 \$.	

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	