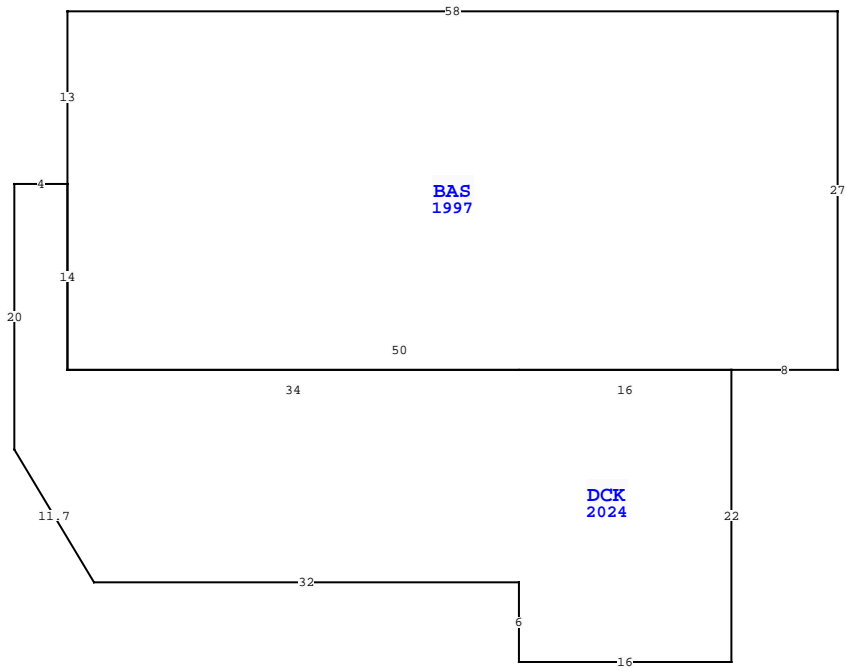


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,566	100	1,566
DCK	986	15	148
			SUBAREA MARKET VALUE
			41,295
			3,903
TOTALS	2,552		1,714
			45,198

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,714	117.2000	87.90	150,661	1995	1995	0	0	70.00	30.00
2 M/H 94+ - 100% - 2016 Heated Area: 1566 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			45,198
TOTAL MARKET OB/XF VALUE			5,122
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			130,320
SOH/AGL Deduction			53,000
ASSESSED VALUE			77,320
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			27,320
TOTAL JUST VALUE			130,320
NCON VALUE			9,025
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 666	MH MOVE-ON	0	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0115	8/19/2014	WD Q	Q	I	02	69,500
GRANTOR: LANIER ADDISON C						
GRANTEE: STEWART DARRELL H E						
1378/0132	12/30/2005	WD Q	Q	I		105,000
GRANTOR: GUNTER MICHAEL W & VE						
GRANTEE: LANIER ADDISON C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0	100	24	22	SF	10.00	10.00	100	2024

TOTAL OB/XF												5,122												
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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997;ORIG=0,0] W58 S13 S14 E50 E8 N27 \$	
DCK=[YR=2024;ORIG=-8,27] W16 W34 N14 W4 S20 D10R6 E32 S6 E16 N22 \$	

LAND DESCRIPTION		TOTAL OB/XF																								5,122
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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000									