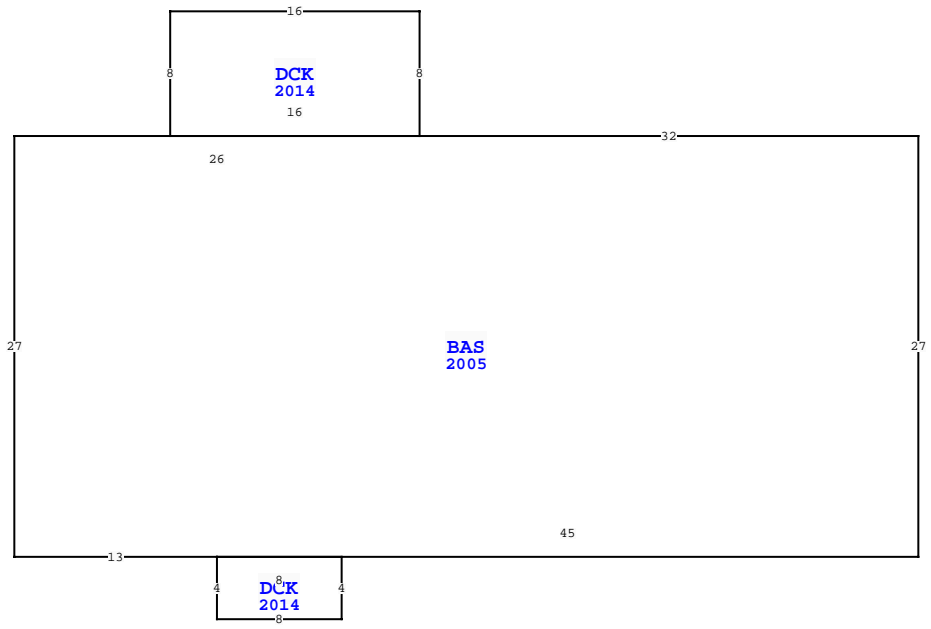


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	05	Quality Level 05	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,566	100	1,566
DCK	32	15	5
DCK	128	15	19
TOTALS	1,726		1,590
			103,627

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 M/H 94+		- 100%	- 2018								
Heated Area: 1566						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			103,627
TOTAL MARKET OB/XF VALUE			3,115
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			181,742
SOH/AGL Deduction			90,442
ASSESSED VALUE			91,300
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			41,300
TOTAL JUST VALUE			181,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4563	MH MOVE-ON	0	03/01/2005
E14599	ELEC OTHER	0	03/01/2005
M09461	MECH OTHER	0	03/01/2005
P09196	OTHER	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1361	2/21/2017	WD	Q	I	01	99,500
GRANTOR: BLACK CREEK CUSTOM HO						
GRANTEE: ZÜRCHER STEVEN K &						
2037/0530	3/21/2016	SW	U	I	18	44,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BLACK CREEK CUSTOM						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024
INC DATE		AG DATE	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W32 DCK=[YR=2014] N8 W16 S8 E16\$ W26 S27 E13											
DCK=[YR=2014] S4 E8 N4 W8\$ E45 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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							