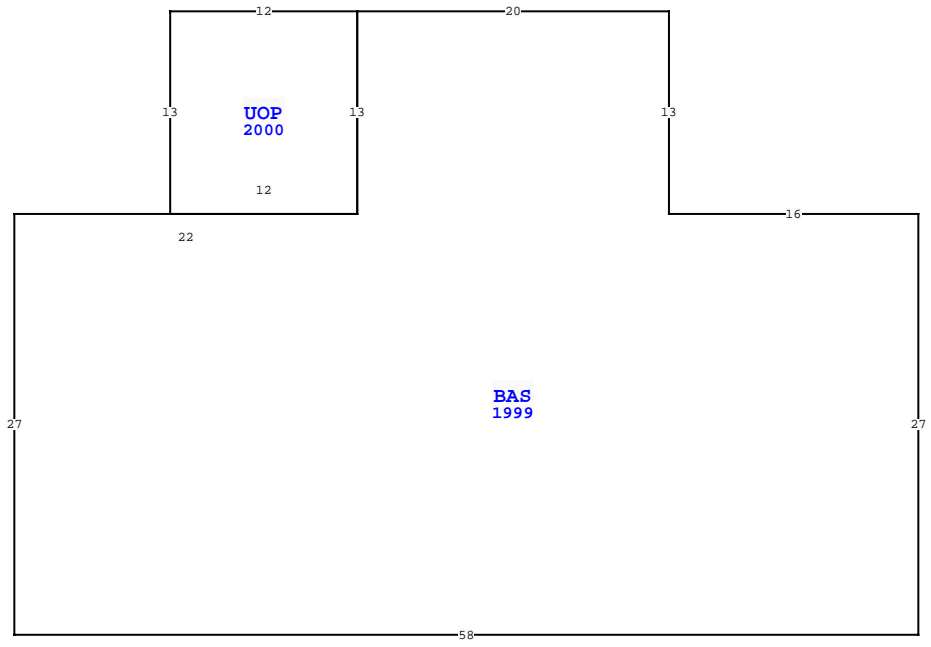


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,865	117.6000	99.96	186,425	1998	1998		0	0	60.00	40.00	
1 M/H 94+ - 100% - 0 Heated Area: 1826 HX Base Yr 1990													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			74,570
TOTAL MARKET OB/XF VALUE			2,995
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			122,565
SOH/AGL Deduction			60,378
ASSESSED VALUE			62,187
TOTAL EXEMPTION VALUE	HX HB		37,187
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			122,565
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,117

Quality	03	Quality Level 03			
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA	08			
NEIGHBORHOOD/LOC	8024.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1999	1,826	73,011
UOP	156	25	2000	39	1,559
TOTALS	1,982			1,865	74,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0768/1776	8/21/1996	QC	Q	I	06	100
GRANTOR: TURNER KEITH A						
GRANTEE: OWENS TERESA D						
0571/0043	5/26/1989	WD	U	V	10	10,000
GRANTOR: 1ST UNION NATL BANK						
GRANTEE: TURNER & OWENS						

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	1243	WD DECK F	0	100	0	0			8.00	100	1989	1989	3	20	195	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1998	1998	3	80	2,800	

TOTAL OB/XF														2,995	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
						05/21/2025	MLU								

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W16 N13 W20 UOP=[YR=2000] W12 S13 E12 N13 \$ S13 W22 S27 E58 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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							