

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	13	LVT/LAMNT 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2005
DCK	80	15	2017
UOP	360	25	2017
TOTALS	2,548		
			2,210
			120,735

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	2,210	123.6000	105.06	232,183	2004	2004	0	0	48.00	52.00														
1 M/H 94+ - 100% - 2017 Heated Area: 2108 HX Base Yr 2017																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/21/2025		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/21/2025																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			129,721
TOTAL MARKET OB/XF VALUE			3,492
TOTAL LAND VALUE - MARKET			75,150
TOTAL MARKET VALUE			208,363
SOH/AGL Deduction			90,194
ASSESSED VALUE			118,169
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			67,447
TOTAL JUST VALUE			208,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413995	ELEC OTHER	0	12/01/2004
MH4494	MH MOVE-ON	0	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1722	10/31/2016	SW	U	I	18	80,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HUGHES MEAGAN & BRI						
2057/0904	4/14/2016	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF HOUSIN						

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	0940	SHEDS/PORT	0	100	10	100.00	SF	21.30	21.30	100	2004	2004	3	21	447	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

TOTAL OB/XF													
3,492													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W38 UOP=[YR=2017] N12 W30 S8 DCK=[YR=2017] W4 S20 E4 N20\$ S4 E30\$ W30 S31 E68 N31\$.													

LAND DESCRIPTION																								
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		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,150							

