

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	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
Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8005.00
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586
100	1995
1,586	73,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,586	123.6000	105.06	166,625	1995	2000	0	0	56.00	44.00
1 M/H 94+ - 100% - 1996			Heated Area: 1586				HX Base Yr 1996				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">61</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">61</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">26</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">26</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">                     BAS 1995                 </div> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		73,315	
TOTAL MARKET OB/XF VALUE		22,081	
TOTAL LAND VALUE - MARKET		84,600	
TOTAL MARKET VALUE		179,996	
SOH/AGL Deduction		110,597	
ASSESSED VALUE		69,399	
TOTAL EXEMPTION VALUE		HX HB 44,399	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		179,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,978	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1995	1,586	73,315
TOTALS	1,586			1,586	73,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0696	8/14/2017	QC	U	I	11	100
GRANTOR: WETTSTEIN WILLIAM M J						
GRANTEE: WETTSTEIN WILLIAM M						
0735/1856	8/08/1995	WD	Q	V		15,000
GRANTOR: JOHNSON JOSEPH & DIAN						
GRANTEE: WETTSTEIN & WALKER						

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	0	1.00	UT	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	40	28	1,120.00	SF	4.00	100	2000	2000	3	77	3,450	
3	0350	CARPORT WD	0	100	60	32	1,920.00	SF	9.36	100	2020	2020	3	86	15,455	
4	1242	WD DECK A	0	100	12	10	120.00	SF	5.00	100	2020	2020	3	86	516	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
			05/21/2025 MLU

BUILDING NOTES											

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	0005	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,600							

TOTAL OB/XF												22,081											

BUILDING DIMENSIONS											
BAS=[YR=1995] W61 S26 E61 N26\$.											