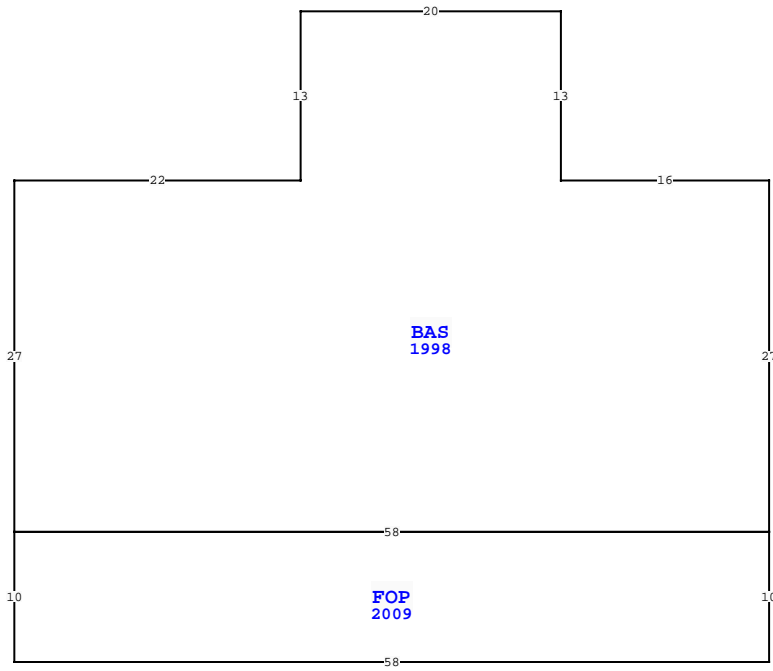


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,826	100	1998
FOP	580	30	2009
TOTALS	2,406		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,000	135.5200	115.19	230,380	1998	1998	0	0	60.00	40.00		
1 M/H 94+ - 0% - 2024 Heated Area: 1826 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			92,152
TOTAL MARKET OB/XF VALUE			5,982
TOTAL LAND VALUE - MARKET			129,900
TOTAL MARKET VALUE			228,034
SOH/AGL Deduction			8,425
ASSESSED VALUE			219,609
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			219,609
TOTAL JUST VALUE			228,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1886	12/27/2023	WD	Q	I	01	238,000
GRANTOR: PHILLIPS MONICA						
GRANTEE: SMITH HOWARD MAC						
2078/0431	10/11/2016	WD	U	I	12	55,000
GRANTOR: CAM XIVA TRUST						
GRANTEE: PHILLIPS GARY & MON						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800						
2	1242	WD DECK A	0	0	13	12	156.00	SF	10.00	10.00	100	1999	1999	3	20	312						
3	0350	CARPORT WD	0	0	46	24	1,104.00	SF	13.00	13.00	100	1999	1999	3	20	2,870						
TOTALS														2,406		2,000	92,152					

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BAS=[YR=1998] W16 N13 W20 S13 W22 S27 FOP=[YR=2009] S10 E58 N10 W58\$ 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	0	0004	OR	0.00	0.00	4.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	129,900							