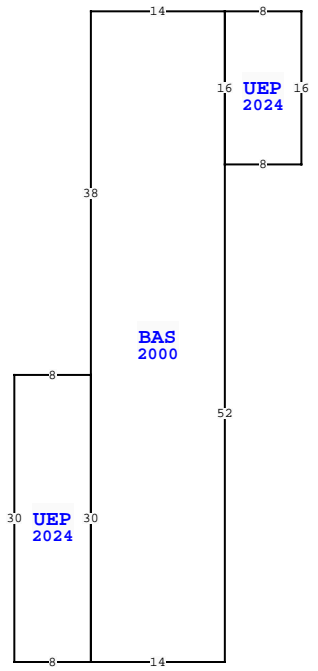


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
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	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	2000
UEP	128	70	2024
UEP	240	70	2024
TOTALS	1,320		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,210	113.8000	91.04	110,158	1979	1979	0	0	70.00	30.00		
2 M/H 93- - 100% - 2001 Heated Area: 952 HX Base Yr 2001													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				33,047	
TOTAL MARKET OB/XF VALUE				4,516	
TOTAL LAND VALUE - MARKET				97,500	
TOTAL MARKET VALUE				135,063	
SOH/AGL Deduction				80,955	
ASSESSED VALUE				54,108	
TOTAL EXEMPTION VALUE				HX HB 29,108	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				135,063	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				113,595	
XFOB'S GR/UT + PL SHED ARE ATTACHED: 9/2023KW					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
MH992853	MH MOVE-ON	0	10/01/1999		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0859/1136	12/18/1998	WD	Q	V		15,000
GRANTOR: MCCANCE BEVERLY A						
GRANTEE: LEE SAMUEL C						
0781/0826	1/07/1997	WD	Q	V	01	3,000
GRANTOR: LEWIS MARY ELIZABETH						
GRANTEE: MCCANCE BEVERLY A						

EXTRA FEATURES														45010 DECATOR RD, CALLAHAN		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2025	MLU
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	0681	POLE SHED	0	100	20	10			10.65	100	2001	2001	3	28	596								
2	0510	GARAGE WD-	0	100	20	20			35.00	100	2001	2001	3	28	3,920								

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2000;ORIG=0,0] W14 S38 S30 E14 N52 N16 \$													
UEP=[YR=2024;ORIG=0,0] E8 S16 W8 N16 \$													
UEP=[YR=2024;ORIG=-14,68] W8 N30 E8 S30 \$													

LAND DESCRIPTION														TOTAL OB/XF 4,516										
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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							