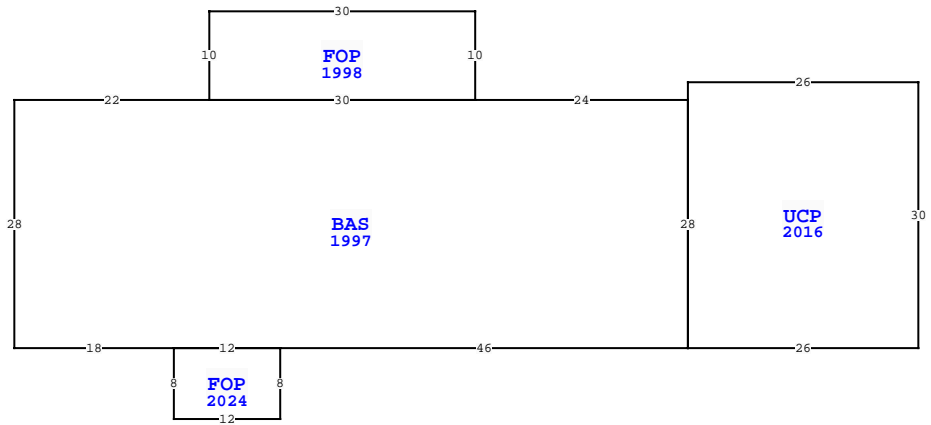


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	1997	2,128	77,995
FOP	300	30	1998	90	3,299
FOP	96	30	2024	29	1,063
UCP	780	20	2016	156	5,718
TOTALS	3,304			2,403	88,075

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,403	123.2000	104.72	251,642	1997	1997	0	0	65.00	35.00	
2 M/H 94+ - 0% - 2024 Heated Area: 2128 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			88,075
TOTAL MARKET OB/XF VALUE			6,400
TOTAL LAND VALUE - MARKET			323,200
TOTAL MARKET VALUE			417,675
SOH/AGL Deduction			0
ASSESSED VALUE			417,675
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			417,675
TOTAL JUST VALUE			417,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971757	MH MOVE-ON	0	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2670/1079	9/25/2023	WD Q	Q	I	01	389,000
GRANTOR: PARKER ANN ELIZABETH						
GRANTEE: HANSON WILLIAM & AN						
0148/0667	1/01/1973	WD Q	V			5,000
GRANTOR:						
GRANTEE:						

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	0680	POLE SHED	0	0	50	40		5.00	5.00	100	2024	2012		64	6,400	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1997;ORIG=0,0] W24 W30 W22 S28 E18 E12 E46 N28 \$	
UCP=[YR=2016;ORIG=0,28] E26 N30 W26 S2 S28 \$	
FOP=[YR=1998;ORIG=-24,0] N10 W30 S10 E30 \$	
FOP=[YR=2024;ORIG=-58,28] E12 S8 W12 N8 \$	

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		OR	0.00	0.00	4.04	AC		1.00	1.00	0.80	100,000.00	80,000.00	323,200									