



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 80				
Interior Floo	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				
BUD8 Adjustme	04 DIST 01 100				
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	924	100	2001	924	38,704
TOTALS	924			924	38,704

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	924	123.2000	104.72	96,761	1998	1998	0	0	60.00	40.00												
1 M/H 94+ - 0% - 2024			Heated Area: 924			HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2001</span> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/09/2025	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,427
TOTAL MARKET OB/XF VALUE			1,790
TOTAL LAND VALUE - MARKET			484,000
TOTAL MARKET VALUE			661,217
SOH/AGL Deduction			79,117
ASSESSED VALUE			582,100
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			582,100
TOTAL JUST VALUE			661,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU01371	MH MOVE-ON	1,360	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/701	7/01/2023	WD U		I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
1824/0738	11/01/2012	WD U		I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	
2	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2019	2019	3	82	656	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
5	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	31	446	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W66 S14 E66 N14 \$ .	

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	4.84	AC		1.00	1.00	1.00	100,000.00	100,000.00	484,000							





