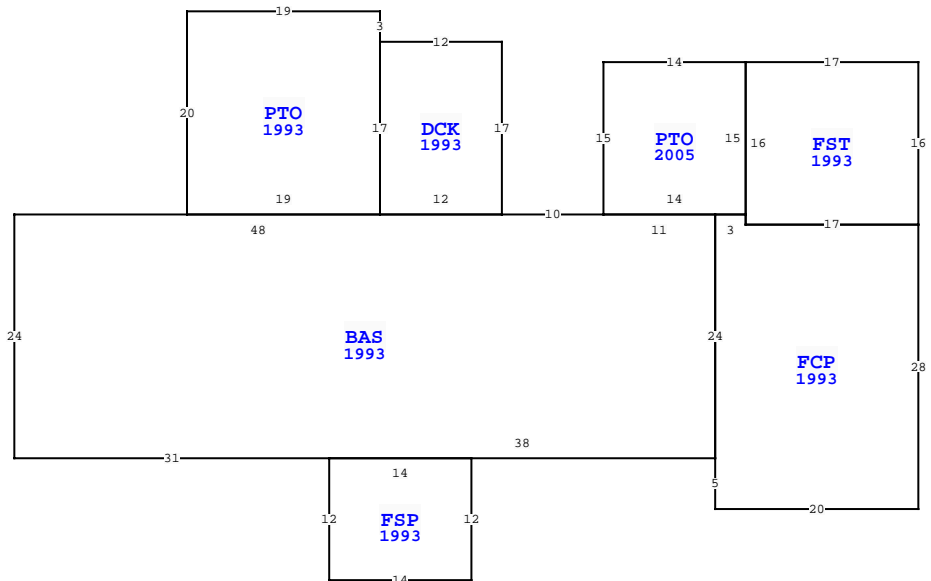


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8026.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	2,135	131.1200	104.90	223,962	1974	2004	0	0	0	48.00	52.00
1 M/H 93- - 100% - 2025 Heated Area: 1656 HX Base Yr 2025												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1993	1,656	90,331
DCK	204	15	1993	31	1,691
FCP	563	25	1993	141	7,691
FSP	168	60	1993	101	5,509
FST	272	65	1993	177	9,655
PTO	380	5	1993	19	1,036
PTO	210	5	2005	10	545
TOTALS	3,453			2,135	116,460

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	0810	CONCRETE A	0	100	34	2	68.00	SF	6.50	6.50	100	1980	1980	3	30	133	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
3	1242	WD DECK A	0	100	9	39	351.00	SF	10.00	10.00	100	2004	2004	3	21	737	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	RM	127.00	336.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			116,460
TOTAL MARKET OB/XF VALUE			1,230
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			167,690
SOH/AGL Deduction			0
ASSESSED VALUE			167,690
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			116,968
TOTAL JUST VALUE			167,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005374	REPAIR/RRF	16,000	04/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/545	12/05/2024	WD	Q	I	01	210,000
GRANTOR: TIMBERLINE INC						
GRANTEE: JANKOVIC MILAN & AN						
2671/1615	10/04/2023	WD	Q	I	01	182,500
GRANTOR: GRIMM THERESA M						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES												
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BUILDING DIMENSIONS
 FST=[YR=1993] W17 PTO=[YR=2005] W14 S15 BAS=[YR=1993] W10
 DCK=[YR=1993] N17 W12 PTO=[YR=1993] N3 W19 S20 E19 N17 \$
 S17 E12 \$ W48 S24 E31 FSP=[YR=1993] S12 E14 N12 W14 \$ E38
 FCP=[YR=1993] S5 E20 N28 W17 N1 W3 S24 \$ N24 W11 \$ E14 N15 \$
 S16 E17 N16 \$.

TOTAL OB/XF												
1,230												