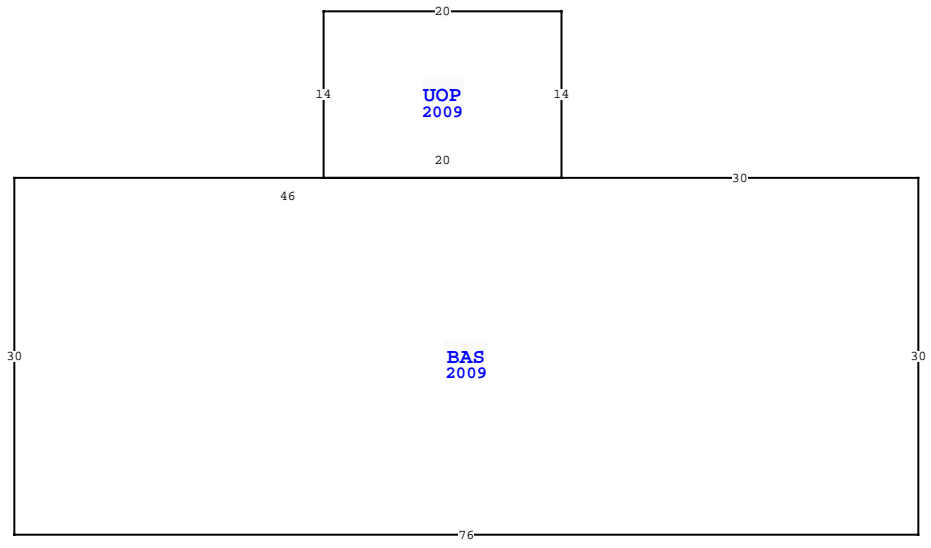


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2009
UOP	280	25	2009
TOTALS	2,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,350	116.8000	99.28	233,308	2009	2009	0	0	38.00	62.00
1 M/H 94+ - 100% - 2010 Heated Area: 2280 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		144,651	
TOTAL MARKET OB/XF VALUE		10,814	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		240,465	
SOH/AGL Deduction		110,152	
ASSESSED VALUE		130,313	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		79,591	
TOTAL JUST VALUE		240,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703112	H/AC	0	05/01/2017
E23262	ELEC OTHER	0	02/01/2011
B23475	ADDITION	10,604	04/01/2010
B23476	XFOB	14,388	04/01/2010
C5198	CO ISSUED	0	09/15/2009
MH5198	MH MOVE-ON	0	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1639/0376	9/09/2009	WD	Q	I	02	177,500
GRANTOR: T S FUNDING INC						
GRANTEE: NETTLES LARRY & SUS						
1621/1647	5/26/2009	WD	Q	V	01	34,900
GRANTOR: MANNING LARRY & TRISH						
GRANTEE: T S FUNDING INC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	11	32	352.00	SF	20.10	20.10	100	2010
2	0681	POLE SHED	0 100	32	14	448.00	SF	15.00	15.00	100	2011
3	0811	CONCRETE B	0 100	40	20	800.00	SF	5.20	5.20	100	2015

TOTAL OB/XF											
10,814											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RMH	0.00	0.00	1.00	AC	

BUILDING NOTES											
BAS=[YR=2009] W30 UOP=[YR=2009] N14 W20 S14 E20 \$ W46 S30 E76 N30 \$ .											

BUILDING DIMENSIONS											
BAS=[YR=2009] W30 UOP=[YR=2009] N14 W20 S14 E20 \$ W46 S30 E76 N30 \$ .											

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	% 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		RMH	0.00	0.00	1.00	AC		1.00	1.00	85,000.00	85,000.00	85,000							