

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 Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2000
TOTALS	1,620		71,251

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,620	117.6000	99.96	161,935	2000	2000	0	0	56.00	44.00														
1 M/H 94+ - 0% - 0 Heated Area: 1620 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			71,251
TOTAL MARKET OB/XF VALUE			12,419
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			143,670
SOH/AGL Deduction			17,686
ASSESSED VALUE			125,984
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,984
TOTAL JUST VALUE			143,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992946	MH MOVE-ON	0	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0557	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
2148/1464	9/28/2017	WD	Q	I	01	107,500
GRANTOR: WALDING JOHN H & MATT						
GRANTEE: STEIN PHILIP A						

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	0812	CONCRETE C	0	0	0	0	2,578.00	SF	4.00	4.00	100	2000	2000	3	77	7,940	
2	0751	UOP	0	0	26	8	208.00	SF	10.00	10.00	100	2000	2000	3	27	562	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
4	0510	GARAGE WD-	0	0	26	18	468.00	SF	19.60	19.60	100	2000	2000	3	27	2,477	
5	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W60 S27 E60 N27\$.	

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							