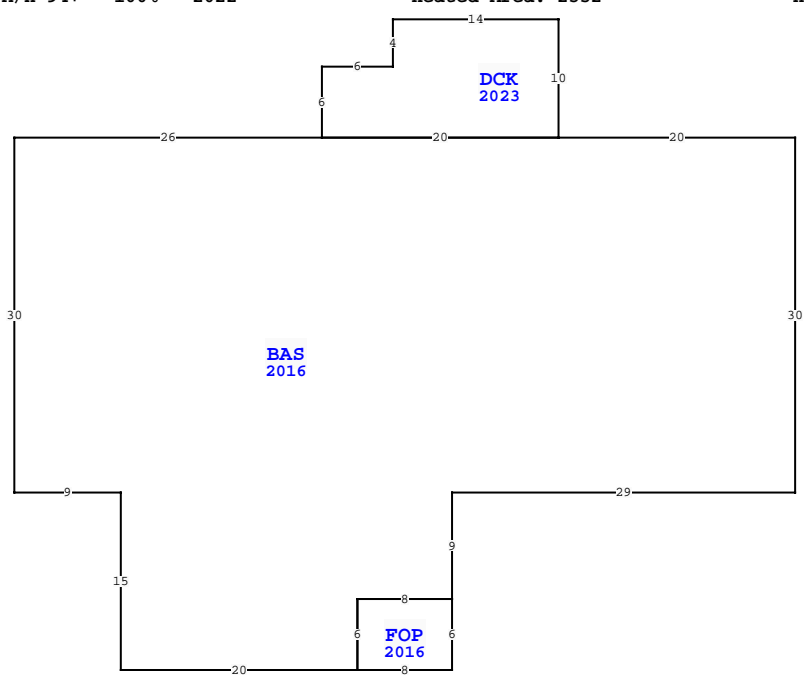




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,352	100	2016
DCK	176	15	2023
FOP	48	30	2016
TOTALS	2,576		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2022							
					Heated Area: 2352	HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			208,984
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			201,450
TOTAL MARKET VALUE			410,434
SOH/AGL Deduction			104,084
ASSESSED VALUE			306,350
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			255,628
TOTAL JUST VALUE			410,434
NCON VALUE			2,271
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165763	MH MOVE-ON	0	07/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/0433	5/31/2016	WD U	V	V	11	100

GRANTOR: BROWN MELISSA G & CLI  
GRANTEE: BROWN MELISSA GAIL

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BAS=[YR=2016;ORIG=0,0] W20 W20 W26 S30 E9 S15 E20 N6 E8 N9 E29 N30 \$	
FOP=[YR=2016;ORIG=-37,45] E8 N6 W8 S6 \$	
DCK=[YR=2023;ORIG=-20,0] W20 N6 E6 N4 E14 S10 \$	

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

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	100		OR	0.00	0.00	2.37	AC		1.00	1.00	1.00	85,000.00	85,000.00	201,450							