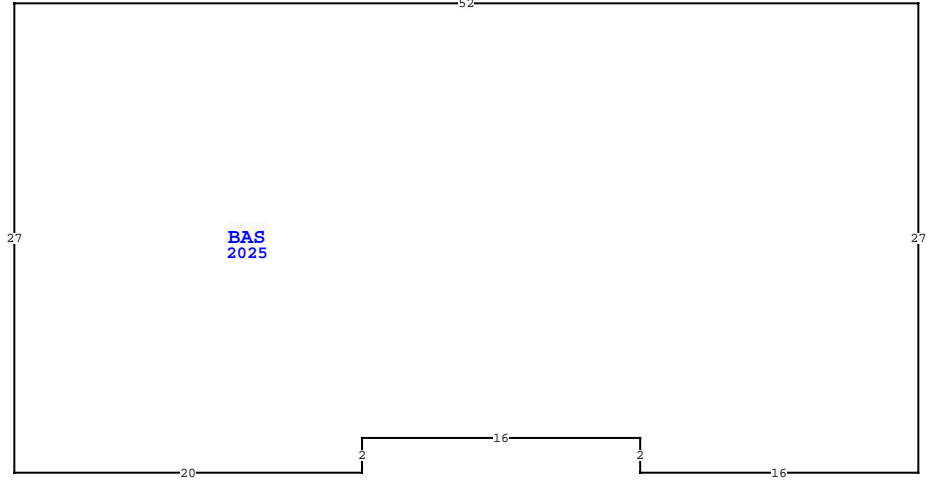


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	01	Quality Level 01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,372	100	2025
TOTALS	1,372		1,372
			19,378

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,372	58.8500	47.08	64,594	1988	1988	0	0	0	70.00	30.00
1 M/H 93- - 0% - 2025 Heated Area: 1372 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			19,378
TOTAL MARKET OB/XF VALUE			320
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			104,698
SOH/AGL Deduction			22,832
ASSESSED VALUE			81,866
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,866
TOTAL JUST VALUE			104,698
NCON VALUE			19,378
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8514	MH MOVE-ON	25,500	04/17/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1912/0239	4/11/2014	QC	U	I	11	100
GRANTOR: LYNCH ROBERT LEROY						
GRANTEE: LYNCH-ORTIZ REBEKAH						
1123/1802	3/24/2003	WD	U	I	15	13,800
GRANTOR: SUTTON DONALD JOE						
GRANTEE: LYNCH ROBERT L						

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
1	1242	WD DECK A	0	0	10	16	SF	10.00	10.00	100	1993	1993

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/09/2025	MLU	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=30,10] E52 S27 W16 N2 W16 S2 W20 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								