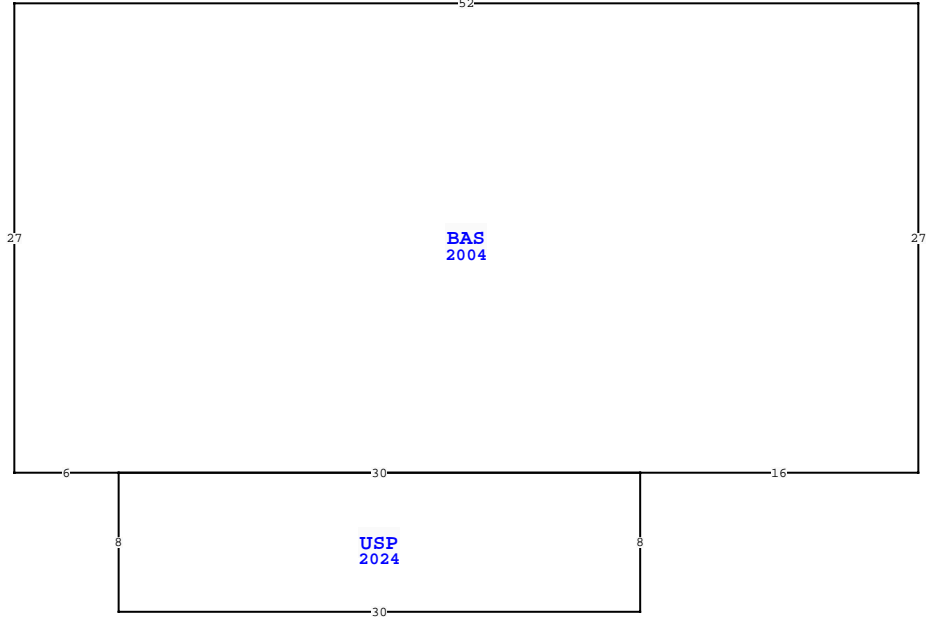


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
03	Quality Level 03				
5000	IMPROVED AG				
MAP NUM		MKT AREA	08		
NEIGHBORHOOD/LOC		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2004	1,404	41,648
USP	240	50	2024	120	3,560
TOTALS	1,644			1,524	45,208

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,524	123.6000	98.88	150,693	1988	1993	0	0	70.00	30.00
1 M/H 93- - 100% - 2005 Heated Area: 1404 HX Base Yr 2005											



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				45,208		
TOTAL MARKET OB/XF VALUE				6,616		
TOTAL LAND VALUE - MARKET				435,150		
TOTAL MARKET VALUE				119,682		
SOH/AGL Deduction				61,342		
ASSESSED VALUE				58,340		
TOTAL EXEMPTION VALUE				HX HB WR 38,340		
BASE TAXABLE VALUE				20,000		
TOTAL JUST VALUE				486,974		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				449,095		
PL SHED (19X32) IS OVER OLD SW/MH STRG @ 55066						
1988 CHAMPION _ VIN: 048331C3864(A/B) _ R568118 &						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1887	5/31/2023	LE U		I	11	100
GRANTOR: MILLIGAN CARY						
GRANTEE: AXELROD CHRISTINE A						
0728/1112	4/24/1995	QC U	V			5,500
GRANTOR: TIITF/STATE OF FLA						
GRANTEE: MILLIGAN CARY & PAT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2004;ORIG=0,0] W52 S27 E6 E30 E16 N27 \$						
USP=[YR=2024;ORIG=-46,27] E30 S8 W30 N8 \$						

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	0681	POLE SHED	0	100	0	0			15.00	100	2006	2006	3	40	5,400	
2	0680	POLE SHED	0	100	32	19			10.00	100	2024	1995		20	1,216	

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0			0.00	0.00	37.90	AC		1.00	1.00	1.00	525.00	525.00	19,898							
3	006000	A	PASTURE - HA	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
4	009910	M	MARKET VALUE	0			0.00	0.00	45.90	AC		1.00	1.00	1.00	8,500.00	8,500.00	390,150							