

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 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	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Quality	06 Quality Level 06
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4003.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,740
DCK	110
DCK	176
UOP	258
TOTALS	2,284

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0800	02	1,846	159.6400	135.69	250,484	2002	2007	0	0	42.00	58.00																				
1 M/H 94+ - 0% - 0																															
Heated Area: 1740																															
HX Base Yr																															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>01/22/2015</th> <th>KK</th> <th>LGL DATE</th> <th>05/08/2025</th> <th>MLU</th> </tr> <tr> <th>XF DATE</th> <th></th> <th></th> <th>LAND DATE</th> <th></th> <th></th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>														BLD DATE	01/22/2015	KK	LGL DATE	05/08/2025	MLU	XF DATE			LAND DATE			INC DATE			AG DATE		
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			145,281
TOTAL MARKET OB/XF VALUE			15,771
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			241,052
SOH/AGL Deduction			68,593
ASSESSED VALUE			172,459
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,459
TOTAL JUST VALUE			241,052
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108912	FOUNDATION	2,000	11/01/2001
991750	REPAIR/RRF	2,000	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0543	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILLIP						
GRANTEE: S&S TRUST						
1967/1004	3/11/2015	WD	Q	I	02	112,000
GRANTOR: MAY DANIEL S						
GRANTEE: STEIN PHILLIP						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0940	SHEDS/PORT	0	0	20	280.00	SF	30.00	30.00	100	2002	2002	3	20	1,680	
3	0812	CONCRETE C	0	0	0	2,720.00	SF	4.00	4.00	100	2004	2004	3	83	9,030	
4	0855	CONC PAVER	0	0	0	359.00	SF	7.00	7.00	100	2004	2004	3	83	2,086	

TOTAL OB/XF													
15,771													

BUILDING NOTES													
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BUILDING DIMENSIONS													
UOP=[YR=2003] W2 N8 W3 DCK=[YR=2002] N11 W10 S11 E10\$ W10													
S8 BAS=[YR=2002] W20 S14 W19 S27 E28 DCK=[YR=2002] S8 E22													
N8 W22\$ E24 N27 W9 N14 W4\$ E4 S14 E11 N14\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							