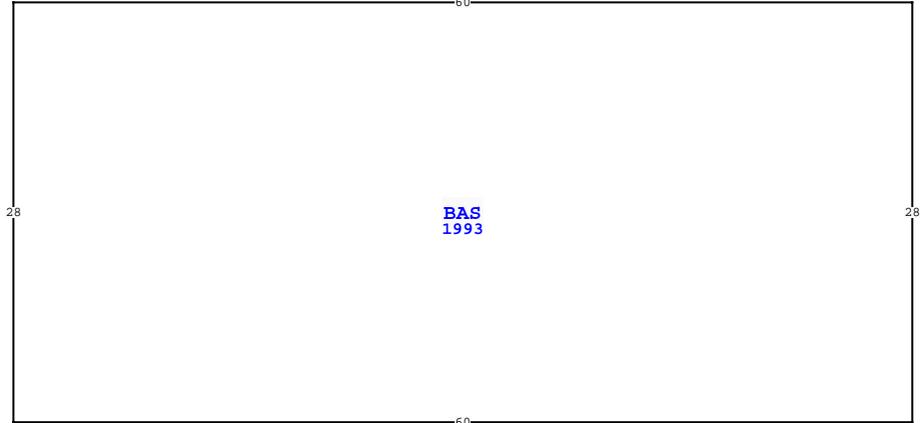




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	06	CUST PANEL 100	
Interior Floor	14	CARPET 90	
Interior Floor	07	CORK/VTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	1993
TOTALS	1,680		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,680	123.7000	98.96	166,253	1987	1987	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1680 HX Base Yr 1988											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			49,876
TOTAL MARKET OB/XF VALUE			8,307
TOTAL LAND VALUE - MARKET			244,965
TOTAL MARKET VALUE			303,148
SOH/AGL Deduction			241,130
ASSESSED VALUE			62,018
TOTAL EXEMPTION VALUE	HX HB		37,018
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			303,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7008	MH MOVE-ON	34,000	10/30/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0509/0685	1/29/1987	WD U	U	V		40,000
GRANTOR: THIGPEN MILTON & L J						
GRANTEE: SCHEIBE FRED & NANC						
0506/1206	12/30/1986	WD U	U	V		40,000
GRANTOR: THIGPEN MILTON G						
GRANTEE: SCHEIBE FRED A						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0751	UOP	10.00
2	0940	SHEDS/PORT	13.20
3	0751	UOP	10.00
4	0510	GARAGE WD-	24.85
TOTALS		1,680	49,876

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/21/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W60 S28 E60 N28\$.	

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	2.25	45,000.00	101,250.00	101,250							
2	000100	C	RES	100	0005	OR	0.00	0.00	7.37	AC		1.00	1.00	1.00	19,500.00	19,500.00	143,715							