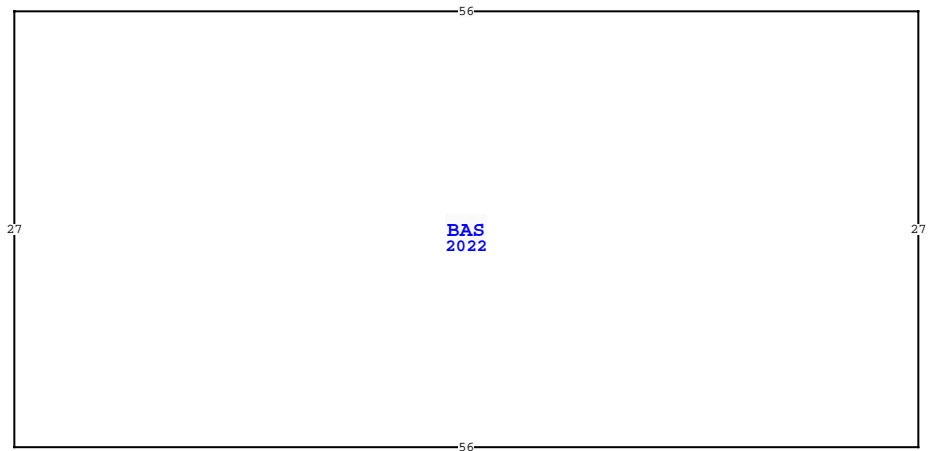


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMNT 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2022
TOTALS	1,512		1,512
			161,823

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	128.4800	109.21	165,126	2022	2022	0	0	2.00	98.00
1 M/H 94+ - 100% - 2024			Heated Area: 1512			HX Base Yr 2024					
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,512	100	2022	1,512	161,823						
TOTALS	1,512			1,512	161,823						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			161,823
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			60,750
TOTAL MARKET VALUE			222,573
SOH/AGL Deduction			32,477
ASSESSED VALUE			190,096
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			139,374
TOTAL JUST VALUE			222,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017728	CO ISSUED	0	12/01/2022
22014512	MH MOVE-ON	0	09/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0018	6/10/2022	WD	U	V	37	40,000
GRANTOR: BRANCH CHRISTINE JANE						
GRANTEE: TORRES ALEXANDER						
2287/1225	6/27/2019	PR	U	V	19	20,000
GRANTOR: APRIL DEVINE PR FOR L						
GRANTEE: BRANCH CHRISTINE JA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W56 S27 E56 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	DPHT 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	1.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,750							