PT OF LOT 13
2013 LIVE OAK DW/MH
IN OR 1889/1829

COOPER MARGARET K
3230 OAK GLEN CT
LANCASTER, PA 17601

2025

49-2N-25-4100-0013-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

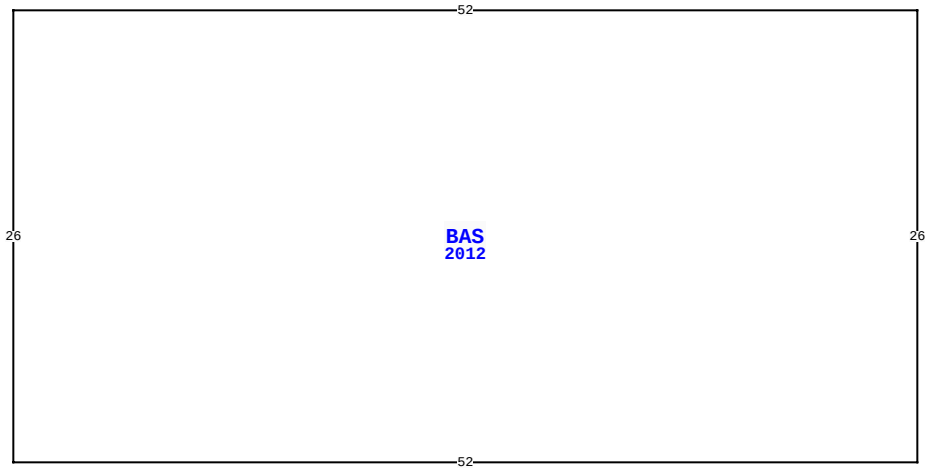
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2012	1,352	119,563
TOTALS	1,352			1,352	119,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	122.4000	104.04	140,662	2012	2017	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1352 HX Base Yr



45892 PICKETT ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	119,563
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,688
TOTAL MARKET VALUE	139,251
SOH/AGL Deduction	46,146
ASSESSED VALUE	93,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,105
TOTAL JUST VALUE	139,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,015

DW/MH/ID: LOHGA11213679(A/B) _ RP: 12614206 & 126
EYB ADJSTD FOR NEWER METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5425	CO ISSUED	0	08/30/2012
MH5425	MH MOVE-ON	0	08/01/2012
M17466	H/AC	0	08/01/2012
P16051	NEW CONSTR	0	08/01/2012
E25232	MH	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/1829	11/04/2013	WD	Q	I	02	75,000
GRANTOR: HALL DONALD R & MARGA						
GRANTEE: COOPER MARGARET K						
1676/0121	4/14/2010	WD	U	I	30	10,000
GRANTOR: KLINGER DEBRA E & BOR						
GRANTEE: HALL DONALD R & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S26 E52 N26$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		OR	59.00	218.00	0.25	AC		1.00	1.00	1.75	45,000.00	78,750.00	19,688							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.25 Total Land Value: 19,688 Market: 0 Agricultural: 0 Common: 19,688 PRINTED 07/30/2025 BY SYS