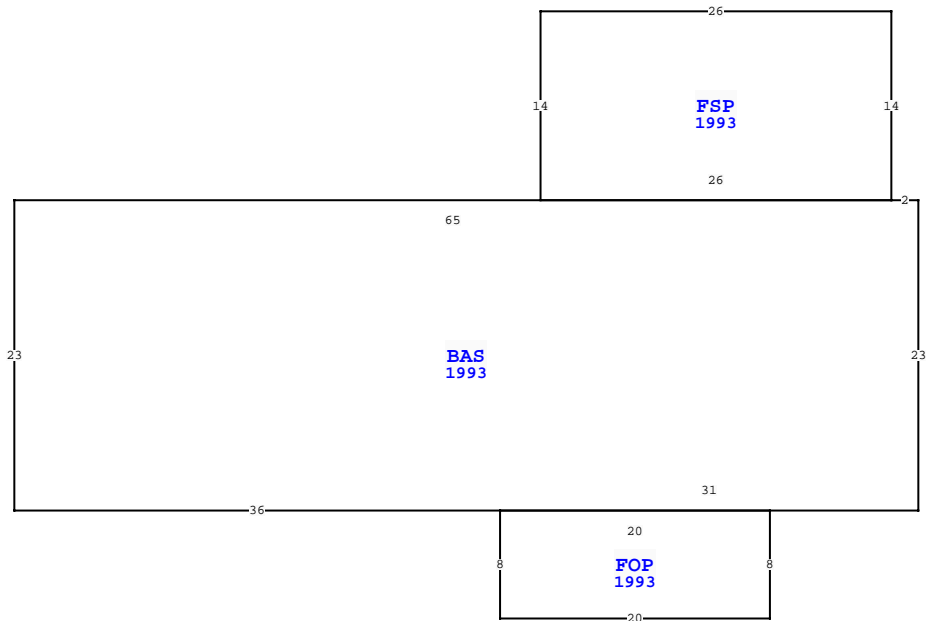


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	04
NEIGHBORHOOD/LOC		4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,541	100	1993
FOP	160	30	1993
FSP	364	60	1993
TOTALS	2,065		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,807	101.0000	80.80	146,006	1979	1985	0	0	70.00	30.00
1 M/H 93- - 0% - 2024 Heated Area: 1541 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			43,802
TOTAL MARKET OB/XF VALUE			10,590
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			139,392
SOH/AGL Deduction			0
ASSESSED VALUE			139,392
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,392
TOTAL JUST VALUE			139,392
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8775	CHNGE SRVC	0	03/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1087	5/01/2025	QC	U	I	11	100
GRANTOR: LHOTKA DANIEL J						
GRANTEE: LHOTKA DENNIS J						
2787/1083	5/01/2025	WD	U	I	11	100
GRANTOR: LHOTKA JOSEPH F & MIL						
GRANTEE: LHOTKA DANIEL J						

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	0810	CONCRETE A	0	0	12	12			6.50	100	1980	1980	3	30	281	
2	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	1988	1988	3	52	2,390	
3	1242	WD DECK A	0	0	8	28	SF	10.00	10.00	100	1988	1988	3	20	448	
4	0940	SHEDS/PORT	0	0	10	12	SF	20.10	20.10	100	1988	1988	3	20	482	
5	0510	GARAGE WD-	0	0	24	32	SF	35.00	35.00	100	1999	1999	3	26	6,989	

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

BUILDING NOTES	
BAS=[YR=1993] W2 FSP=[YR=1993] N14 W26 S14 E26 \$ W65 S23 E36	
FOP=[YR=1993] S8 E20 N8 W20 \$ E31 N23 \$ .	

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	0		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							