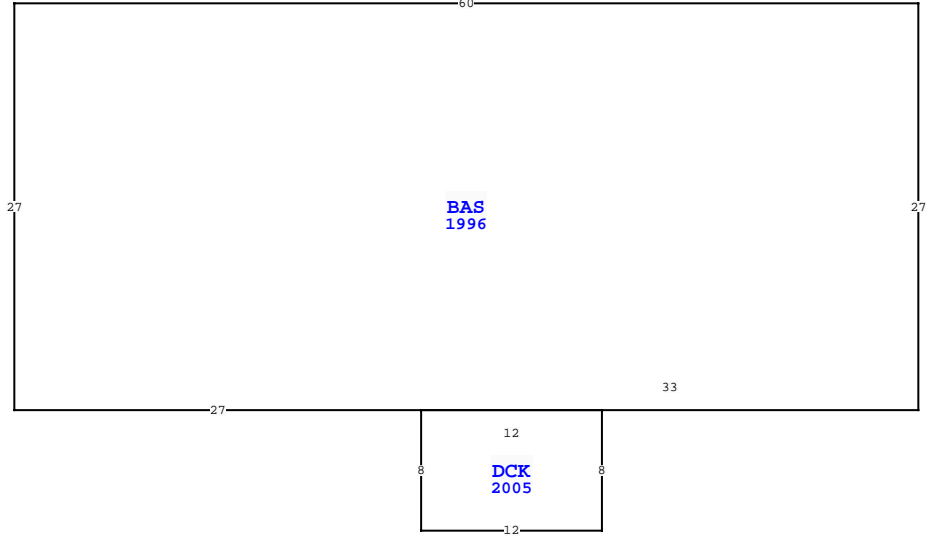




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,620	100	1996
DCK	96	15	2005
TOTALS	1,716		
			1,634
			51,334

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,634	123.2000	104.72	171,112	1996	1996		0	0	70.00
1 M/H 94+ - 100% - 2006 Heated Area: 1620 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			51,334
TOTAL MARKET OB/XF VALUE			2,695
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			139,029
SOH/AGL Deduction			70,545
ASSESSED VALUE			68,484
TOTAL EXEMPTION VALUE	HX HB WX		48,484
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			139,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4870	ADDITION	1,020	05/06/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0124	9/01/2020	WD	U	I	11	100
GRANTOR: MARVEL MARY BETH						
GRANTEE: TRUST 86349HVA						
1318/1652	5/20/2005	WD	Q	I		98,700
GRANTOR: MCDUFFIE BARBARA C						
GRANTEE: MARVEL MARY BETH						

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
	FP-PRE FAB
	BLD CAP 0
	L 100
	W 0
	UNITS 1.00
	UT 3,500.00
	Adj R 3,500.00
	ADJ UNIT PRICE 3,500.00
	ORIG COND 100
	YEAR ON 1996
	YEAR ACTUAL 1996
	Q 3
	% COND 77
	OB/XF MKT VALUE 2,695
	NOTES

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W60 S27 E27 DCK=[YR=2005] S8 E12 N8 W12\$ E33 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	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		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							