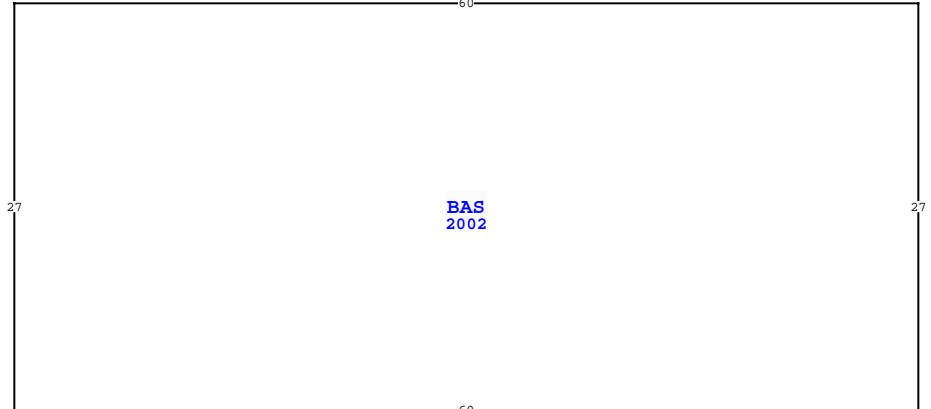




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	2002
TOTALS	1,620		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	116.0000	98.60	159,732	1995	2000	0	0	56.00	44.00
1 M/H 94+ - 100% - 2024 Heated Area: 1620 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			70,282
TOTAL MARKET OB/XF VALUE			3,432
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			158,714
SOH/AGL Deduction			6,033
ASSESSED VALUE			152,681
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			101,959
TOTAL JUST VALUE			158,714
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210478	MH MOVE-ON	6,336	12/01/2002
MH023878	MH MOVE-ON	0	07/01/2002
96-1175	MH MOVE-ON	0	01/01/1996
8396	MH MOVE-ON	14,850	12/14/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0907	12/20/2022	WD Q	Q	I	02	167,000
GRANTOR: CALDWELL TYLER NATHAN						
GRANTEE: CONNERY DAVID GEORG						
2409/1968	11/19/2020	WD Q	Q	I	01	160,000
GRANTOR: DEFEE JOHN DANIEL III						
GRANTEE: CALDWELL TYLER NATH						

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	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	1995	1995	3	76	1,520				
2	1242	WD DECK A	0	100	8	8		64.00	10.00	100	2003	2003	3	20	128				
3	0681	POLE SHED	0	100	8	5		40.00	15.00	100	2004	2004	3	32	192				
4	0940	SHEDS/PORT	0	100	15	12		180.00	30.00	100	2000	2000	3	20	1,080				
5	1242	WD DECK A	0	100	8	16		128.00	10.00	100	2010	2010	3	40	512				
TOTALS												1,620		1,620	70,282				

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W60 S27 E60 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	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							