

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

2503MOD METAL 100 GABLE/HIP 100

Roof Cover Interior Wall

0104MINIMUM 100 PLYWOOD 100

Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme

1401040302106CARPET 100 NONE 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 DIST 1D 100

Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC

030200MOBILE HOME MKT AREA 09 9001.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS1,22410019931,22428,715

TOTALS

1,2241,22428,715

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

10752USP0100208160.00SF15.0015.0010019951995320480

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000100CRES1000004OR0.000.001.81AC1.001.001.0040,000.0040,000.0072,400

REVIEW DATE 02/02/2024 BY WWA

Total Acres: 1.81 Total Land Value: 72,400 Market: 0 Agricultural: 0 Common: 72,400 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDBAS1993

Heated Area: 1224HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY TAX GROUP: 6 TAX DIST:

BUILDING MARKET VALUE 28,715

TOTAL MARKET OB/XF VALUE 480

TOTAL LAND VALUE - MARKET 72,400

TOTAL MARKET VALUE 101,595

SOH/AGL Deduction 67,032

ASSESSED VALUE 34,563

TOTAL EXEMPTION VALUE DX HX HB 30,000

BASE TAXABLE VALUE 4,563

TOTAL JUST VALUE 101,595

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 108,956

SALES DATA

OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSNCDSALE PRICE

2654/4235/24/2023QCUCI11100

GRANTOR: MANBECK SANDRA J

GRANTEE: MANBECK WILIAM JR

0404/002811/01/1983WDQV8,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S24 E51 N24\$.