



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0830	01	1,560	112.3500	73.03	113,927	1991	1991	0	0	0	70.00	30.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 MH 93NO RP - 0% - 2023														Heated Area: 1560															
Roof Cover	03	COMP SHNGL 100																						HX Base Yr															
Interior Wall	05	DRYWALL 100								26 60 60 26 BAS 2020														STANDARD															
Interior Floo	14	CARPET 70																						Tax Group: 6								Tax Dist:							
Interior Floo	08	SHT VINYL 30																						BUILDING MARKET VALUE								34,178							
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE								1,980							
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET								60,000							
Bedrooms		3 100																						TOTAL MARKET VALUE								96,158							
Bathrooms		2 100																						SOH/AGL Deduction								0							
Frame	02	WOOD FRAME 100																						ASSESSED VALUE								96,158							
Stories	0	0 100																						TOTAL EXEMPTION VALUE								0							
Units	0	0 100																						BASE TAXABLE VALUE								96,158							
Occupancy	00	NONE 100																						TOTAL JUST VALUE								96,158							
																								NCON VALUE								0							
																								INCOME VALUE															
										PREVIOUS YEAR MKT VALUE								72,531																					