



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							0800	02	1,216	121.8000	85.26	103,676	1992	1992	0	0	0	70.00	30.00	VALUATION BY								STANDARD																														
Roof Structure		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2023														Heated Area: 1216														HX Base Yr 2023																							
Roof Cover		12	MODULAR MT 100							16 76 16 76 BAS 2010																										BUILDING MARKET VALUE														31,103											
Interior Wall		05	DRYWALL 100																																	TOTAL MARKET OB/XF VALUE														1,853											
Interior Floor		14	CARPET 70																																	TOTAL LAND VALUE - MARKET														310,420											
Interior Floor		08	SHT VINYL 30																																	TOTAL MARKET VALUE														71,149											
Air Condition		03	CENTRAL 100																																	SOH/AGL Deduction														0											
Heating Type		04	AIR DUCTED 100																																	ASSESSED VALUE														71,149											
Bedrooms			3 100																																	TOTAL EXEMPTION VALUE														HX HB WX 42,956											
Bathrooms			1.5 100																																	BASE TAXABLE VALUE														28,193											
Bathrooms Frame		02	WOOD FRAME 100																																	TOTAL JUST VALUE														343,376											
Stories		0	0 100																																	NCON VALUE														0											
Units			0 100																																	INCOME VALUE																									
																								PREVIOUS YEAR MKT VALUE												33,852																									
Quality		03	Quality Level 03																																																										
DOR CODE		6000	PASTURELAND 1																																																										
MAP NUM			MKT AREA							09																																																			
NEIGHBORHOOD/LOC		9001.00																																																											
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																				
BAS			1,216		100		1,216		31,103																																																				
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