

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		25		MOD METAL 100		2803		06		5,588		83.9093		37.97		212,176		1993		1993		0		0		0		36.25		63.75		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		1		AIR HANGAR - 0%		0						Heated Area: 4950																Tax Group: 2					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					135,262				
Interior Wall		02		WALL BD/WD 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					33,908				
Ceiling		04		NONE 100																												TOTAL MARKET VALUE					169,170				
Air Condition		01		NONE 100																												SOH/AGL Deduction					39,467				
Heating Type		01		NONE 100																												ASSESSED VALUE					129,703				
Plumbing				0 100																												TOTAL EXEMPTION VALUE					04 129,703				
Frame		05		STEEL 100																												BASE TAXABLE VALUE					0				
Common Wall				41 100																												TOTAL JUST VALUE					169,170				
Story Height				20 100																												NCON VALUE					0				
RMS				2 100																												INCOME VALUE									
Stories		1.		1. 100																												PREVIOUS YEAR MKT VALUE					129,881				
Class		00		. 100																																					
Units		00		0 100																																					
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		9000		LEASEHOLD INTEREST																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1010.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
AOF		750		185		1,388		33,598																																	
BAS		4,200		100		4,200		101,665																																	
TOTALS		4,950				5,588		135,262																																	
EXTRA FEATURES																																									