



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
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	30	VINYL 100		0830	02	2,204	158.6000	103.09	227,210	1990	1995	0	0	0	65.00	35.00	STANDARD																										
Roof Structure	03	GABLE/HIP 100		1 MH 93NO RP - 0% - 0										Heated Area: 2052					HX Base Yr					Tax Group: 4										Tax Dist:									
Roof Cover	12	MODULAR MT 100		76 27 27 8 8 76 76 76 2008 2008																				BUILDING MARKET VALUE										79,524									
Interior Wall	04	PLYWOOD 100																						TOTAL MARKET OB/XF VALUE										0									
Interior Floor	13	LVT/LAMNT 100																						TOTAL LAND VALUE - MARKET										201,000									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE										113,604									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction										51,187									
Bedrooms	4	100																						ASSESSED VALUE										62,417									
Bathrooms		2.5 100																						TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE										62,417									
Stories	0	0 100																						TOTAL JUST VALUE										280,524									
Units		0 100																						NCON VALUE										0									
														INCOME VALUE																													
														PREVIOUS YEAR MKT VALUE										79,211																			