

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	VALUATION BY										STANDARD																										
Exterior Wall	30	VINYL 100	0820	02	924	115.8000	75.27	69,549	1980	1990	0	0	0	70.00	30.00	Tax Group: 4										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 924										HX Base Yr										BUILDING MARKET VALUE										20,865									
Roof Cover	03	COMP SHNGL 100	14 66 BAS 2011 66 14																				TOTAL MARKET OB/XF VALUE										0																			
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET										90,750																			
Interior Floo	14	CARPET 70																					TOTAL MARKET VALUE										111,615																			
Interior Floo	08	SHT VINYL 30																					SOH/AGL Deduction										44,246																			
Air Condition	03	CENTRAL 100																					ASSESSED VALUE										67,369																			
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE										0																			
Bedrooms		2 100																					BASE TAXABLE VALUE										67,369																			
Bathrooms		2 100																					TOTAL JUST VALUE										111,615																			
Frame	02	WOOD FRAME 100																					NCON VALUE										0																			
Stories	0	0 100																					INCOME VALUE																													
Units	0	0 100																					PREVIOUS YEAR MKT VALUE										71,398																			