



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	25	MOD METAL 100	6500	01	2,448	51.8420	18.14	44,407	2022	2022	0	0	0	1.00	99.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 GARAGE RES - 0% - 2023										Heated Area: 2400					HX Base Yr					STANDARD									
Roof Cover	12	MODULAR MT 100	BAS 2022 PTO 2022															Tax Group: 4					Tax Dist:					43,963				
Interior Wall		N/A 100																BUILDING MARKET VALUE					0					198,000				
Interior Floo	03	CONC FINSH 100																TOTAL MARKET OB/XF VALUE					0					48,905				
Air Condition	99	N/A 100																TOTAL LAND VALUE - MARKET					0					48,905				
Heating Type		N/A 100																TOTAL MARKET VALUE					0					48,905				
Bedrooms		0 100																SOH/AGL Deduction					0					48,905				
Bathrooms		0 100																ASSESSED VALUE					0					48,905				
Frame	05	STEEL 100																TOTAL EXEMPTION VALUE					0					48,905				
Stories	0	0 100																BASE TAXABLE VALUE					0					241,963				
Units		0 100																TOTAL JUST VALUE					0					43,963				
Occupancy	00	NONE 100	NCON VALUE					0					INCOME VALUE																			
													PREVIOUS YEAR MKT VALUE					0														
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