



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	0820	02	1,152	64.4600	41.90	48,269	1981	1981	0	0	0	70.00	30.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2021										Heated Area: 1152					HX Base Yr 2021					STANDARD																			
Roof Cover	03	COMP SHNGL 100	24 48 48 24 BAS 1998																				Tax Group: 4										Tax Dist:									
Interior Wall	04	PLYWOOD 90																					BUILDING MARKET VALUE										14,481									
Interior Wall	05	DRYWALL 10																					TOTAL MARKET OB/XF VALUE										3,115									
Interior Floo	14	CARPET 80																					TOTAL LAND VALUE - MARKET										80,000									
Interior Floo	08	SHT VINYL 20																					TOTAL MARKET VALUE										97,596									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										26,947									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										70,649									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE										HX HB 45,649									
Bathrooms		2 100																					BASE TAXABLE VALUE										25,000									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										97,596									
Stories	1.	1. 100																					NCON VALUE										0									
Units		0 100																					INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										71,561																