



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality		03	Quality Level 03	
DOR CODE		0200MOBILE HOME		
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	55,248
FOP	144	30	43	1,467
USP	176	50	88	3,001
UST	32	55	18	614
TOTALS	1,972		1,769	60,330

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,769	116.0000	81.20	143,643	1997	1997	0	0	0	58.00	42.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1620 HX Base Yr													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				60,330			
TOTAL MARKET OB/XF VALUE				5,139			
TOTAL LAND VALUE - MARKET				189,000			
TOTAL MARKET VALUE				254,469			
SOH/AGL Deduction				73,506			
ASSESSED VALUE				180,963			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				180,963			
TOTAL JUST VALUE				254,469			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				172,553			