

[illegible]

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		0820		02		672		88.0000		61.60		41,395		1970		1970		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		2		M/H 93-		- 0%		- 2019		Heated Area: 672		HX Base Yr		2019												Tax Group: 6					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					105,649				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					17,510				
Interior Floo		14		CARPET 100																										TOTAL LAND VALUE - MARKET					366,580				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					390,853				
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					196,517				
Bedrooms				2 100																										ASSESSED VALUE					194,336				
Bathrooms				1.5 100																										TOTAL EXEMPTION VALUE					HX HB WR 55,000				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					139,336				
Stories		1.		1. 100																										TOTAL JUST VALUE					489,739				
Units				0 100																										NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					484,497				