

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMEN		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall		30	VINYL 100			0800	02	1,650	115.2000	86.40	142,560	1995	1995	0	0	0	70.00	30.00	Tax Group: 6															
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2022										Heated Area: 1620										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100																						Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floo		08	SHT VINYL 70																						TOTAL MARKET OB/XF VALUE									
Interior Floo		14	CARPET 30																						TOTAL LAND VALUE - MARKET									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction									
Bedrooms			3 100																						ASSESSED VALUE									
Bathrooms			2 100																						TOTAL EXEMPTION VALUE									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories		0	0 100																						TOTAL JUST VALUE									
Units			0 100																						NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									