

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6									
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		0800		02		1,894		145.9200		109.44		207,279		2006		2016		0		0		15.00		85.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		2		M/H 94+		-		100%		-		2024		Heated Area: 1800		HX Base Yr 2024										Tax Group: 6					Tax Dist:														
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					176,187														
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,250														
Interior Floo		13		LVT/LAMNT 80																										TOTAL LAND VALUE - MARKET					53,900														
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					235,337														
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0														
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					235,337														
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms				2 100																										BASE TAXABLE VALUE					185,337														
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					235,337														
Stories		1.		1. 100																										NCON VALUE					57,183														
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE					152,715														
																														EYB ADJSTD FOR NEWER METAL ROOF: 10/23KW																			
																														BLDG:2:4: 2006 MERT / ASSESSED 2008																			
																														BLDG:2:2: RP: 12422626 & 12422629																			
																														BLDG:2:1: DW/MHID FLHML2B146930303(A/B)																			
Quality		05		Quality Level 05																										PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0200		MOBILE HOME																										E19130					ELEC OTHER					0					04/01/2007				
MAP NUM				MKT AREA																										C4910					CO ISSUED					0					03/01/2007				
NEIGHBORHOOD/LOC		8026.00																												E18857					ELEC OTHER					0					03/01/2007				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																						MH4910					MH MOVE-ON					0					03/01/2007				
BAS		1,800		100		1,800		167,443																						M12735					MECH OTHER					0					03/01/2007				
DCK		626		15		94		8,744																						P12181					OTHER					0					03/01/2007				