



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
Exterior Wall		05	AVERAGE 100			0800	02	1,792	128.4800	96.36	172,677	2008	2008	0	0	38.00	62.00	VALUATION BY																	
Roof Structur		03	GABLE/HIP 100			1 M/H 94+ - 100% - 0										Heated Area: 1792										HX Base Yr									
Roof Cover		03	COMP SHNGL 100			286428 BAS 2008										Tax Group: 6										Tax Dist:									
Interior Wall		05	DRYWALL 100													BUILDING MARKET VALUE										107,060									
Interior Floo		14	CARPET 70													TOTAL MARKET OB/XF VALUE										11,736									
Interior Floo		08	SHT VINYL 30													TOTAL LAND VALUE - MARKET										128,000									
Air Condition		03	CENTRAL 100													TOTAL MARKET VALUE										246,796									
Heating Type		04	AIR DUCTED 100													SOH/AGL Deduction										122,825									
Bedrooms			3 100													ASSESSED VALUE										123,971									
Bathrooms			2 100													TOTAL EXEMPTION VALUE										HX HB WR 55,000									
Frame		02	WOOD FRAME 100													BASE TAXABLE VALUE										68,971									
Stories		1.	1. 100													TOTAL JUST VALUE										246,796									
Units			0 100													NCON VALUE										0									
BUD8 Adjustme		06	DIST 1D 100													INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										243,768									
Quality		04	Quality Level 04																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA		08																														
NEIGHBORHOOD/LOC		8001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,792	100	1,792	107,060																															