

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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		924		114.8000		86.10		79,556		1995		1995		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		M/H		94+ - 0% - 0						Heated Area: 924														Tax Group: 6					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					49,096				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,860				
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					120,640				
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					174,596				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					34,116				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					140,480				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					140,480				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					174,596				
Stories		0		0 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					175,432				