

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		30	VINYL 100		0800	02	1,620	116.6000	87.45	141,669	2023	2023	0	0	0	1.00	99.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 2024													Heated Area: 1620		HX Base Yr									
Roof Cover		03	COMP SHNGL 100		27 BAS2024 27													Tax Group: 4		Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		140,252									
Interior Floo		13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE		0									
Interior Floo		14	CARPET 30															TOTAL LAND VALUE - MARKET		36,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE		176,252									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction		12,707									
Bedrooms			4 100															ASSESSED VALUE		163,545									
Bathrooms			2 100															TOTAL EXEMPTION VALUE		0									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		163,545									
Stories		1.	1. 100															TOTAL JUST VALUE		176,252									
Units			0 100		NCON VALUE		140,252																						
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		36,000																						
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4025.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,620	100	1,620	140,252																									