



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 80		0800	02	1,932	122.6000	91.95	177,647	1999	2004	0	0	0	46.00	54.00	VALUATION BY		STANDARD										
Exterior Wall	18	CEMENT BRK 20		1 M/H 94+ - 100% - 2000										Heated Area: 1840					HX Base Yr 2000					Tax Group: 4		Tax Dist:			
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE					95,929										
Roof Cover	12	MODULAR MT 100												TOTAL MARKET OB/XF VALUE					37,719										
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					116,250										
Interior Floo	14	CARPET 80												TOTAL MARKET VALUE					249,898										
Interior Floo	08	SHT VINYL 20												SOH/AGL Deduction					131,895										
Air Condition	03	CENTRAL 100												ASSESSED VALUE					118,003										
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,000										
Bedrooms	3	100												BASE TAXABLE VALUE					68,003										
Bathrooms	2	100												TOTAL JUST VALUE					249,898										
Frame	02	WOOD FRAME 100		NCON VALUE					0																				
Stories	1.	1. 100		INCOME VALUE																									
Units	0	100		PREVIOUS YEAR MKT VALUE					248,064																				