

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		05	AVERAGE 100		0820	02	1,200	146.4000	102.48	122,976	1986	2016	0	0	0	15.00	85.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 0% - 2024										Heated Area: 1200					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100		50 24 BAS 1993 50 24										BUILDING MARKET VALUE					104,530														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					9,623														
Interior Floor		13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET					51,100														
Interior Floor		14	CARPET 50												TOTAL MARKET VALUE					165,253														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					165,253														
Bedrooms			2 100												TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100												BASE TAXABLE VALUE					165,253														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					165,253														
Stories		1.	1. 100												NCON VALUE					73,484														
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					89,848																								
Quality		05	Quality Level 05																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												08																			
NEIGHBORHOOD/LOC		8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,200	100	1,200	104,530																														
										BLD DATE							LGL DATE																	
										XF DATE							LAND DATE																	
										INC DATE							AG DATE																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																		
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200																			
2	0812	CONCRETE C	0	0	0	2,595.00	SF	4.00	4.00	100	1992	1992	3	64	6,643																			
3	1242	WD DECK A	0	0	14	196.00	SF	10.00	10.00	100	1992	1992	3	20	392																			
4	1242	WD DECK A	0	0	8	144.00	SF	10.00	10.00	100	1992	1992	3	20	288																			
5	1242	WD DECK A	0	0	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200																			
6	0940	SHEDS/PORT	0	0	10	120.00	SF	19.50	19.50	100	1996	1996	3	20	468																			
7	0681	POLE SHED	0	0	10	80.00	SF	15.00	15.00	100	2004	2004	3	36	432																			
LAND DESCRIPTION					TOTAL OB/XF										9,623																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	51,100																	