

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	STANDARD																												
Exterior Wall		30	VINYL 100			0820	02	1,188	123.6000		86.52		102,786	1984	1994	0	0	0	70.00	30.00	Tax Group: 6																								
Roof Structur		03	GABLE/HIP 100			1 M/H 93- - 100% - 0										Heated Area: 1188										HX Base Yr																			
Roof Cover		12	MODULAR MT 100			27 44 44 27 BAS 1993																				BUILDING MARKET VALUE										30,836									
Interior Wall		05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE										13,635									
Interior Floo		14	CARPET 90																							TOTAL LAND VALUE - MARKET										45,000									
Interior Floo		08	SHT VINYL 10																							TOTAL MARKET VALUE										89,471									
Air Condition		03	CENTRAL 100																							SOH/AGL Deduction										41,274									
Heating Type		04	AIR DUCTED 100																							ASSESSED VALUE										48,197									
Bedrooms			3 100																							TOTAL EXEMPTION VALUE										HX HB 25,000									
Bathrooms			2 100																							BASE TAXABLE VALUE										23,197									
Frame		02	WOOD FRAME 100																							TOTAL JUST VALUE										89,471									
Stories		1.	1. 100																							NCON VALUE										0									
Units			0 100			INCOME VALUE																																							