

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	VALUATION BY					STANDARD											
Exterior Wall	30	0820	02	1,456	122.8000	85.96	125,158	1983	2003	0	0	0	48.00	52.00	Tax Group: 4					Tax Dist:											
Roof Structure	03	1 M/H 93- - 100% - 2023										Heated Area: 1456					HX Base Yr 2023					BUILDING MARKET VALUE					65,082				
Roof Cover	12	26 56 26 56 BAS 2004										TOTAL MARKET OB/XF VALUE					10,430														
Interior Wall	05											TOTAL LAND VALUE - MARKET					30,000														
Interior Floor	14											TOTAL MARKET VALUE					105,512														
Interior Floor	08											SOH/AGL Deduction					0														
Air Condition	03											ASSESSED VALUE					105,512														
Heating Type	04											TOTAL EXEMPTION VALUE					HX HB 50,000														
Bedrooms												BASE TAXABLE VALUE					55,512														
Bathrooms												TOTAL JUST VALUE					105,512														
Frame	02											NCON VALUE					0														
Stories	1.											INCOME VALUE																			
Units	1.	PREVIOUS YEAR MKT VALUE					103,905																								