

[illegible]

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									
																					VALUATION BY		STANDARD							
									Tax Group: 4		Tax Dist:																			
									BUILDING MARKET VALUE		53,172																			
									TOTAL MARKET OB/XF VALUE		60,416																			
									TOTAL LAND VALUE - MARKET		56,700																			
									TOTAL MARKET VALUE		170,288																			
									SOH/AGL Deduction		62,992																			
									ASSESSED VALUE		107,296																			
									TOTAL EXEMPTION VALUE		HX HB		50,000																	
									BASE TAXABLE VALUE		57,296																			
									TOTAL JUST VALUE		170,288																			
									NCON VALUE		0																			
									INCOME VALUE																					
									PREVIOUS YEAR MKT VALUE		168,457																			
DOR CODE		0200	MOBILE HOME																											
MAP NUM			MKT AREA						09																					
NEIGHBORHOOD/LOC		9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																														
EXTRA FEATURES										BLD DATE						LGL DATE		06/13/2023		MLU										
										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													
11	0861	POOL GUNIT	0	100	34	16	544.00	SF	85.00	85.00	100	2018	2018	3	87	40,229														
12	0855	CONC PAVER	0	100	0	0	385.00	SF	10.00	10.00	100	2018	2018	3	97	3,735														