

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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								0800	02	1,269	116.8000	87.60	111,164	2017	2017	0	0	0	10.00	90.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 0										Heated Area: 1269										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								27 BAS 2017 27																				Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE					100,048				
Interior Floo	14	CARPET 60																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo	07	CORK/VTILE 40																												TOTAL LAND VALUE - MARKET					107,920				
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE					207,968				
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction					126,974				
Bedrooms	02	3 100																												ASSESSED VALUE					80,994				
Bathrooms		2 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		WOOD FRAME 100																												BASE TAXABLE VALUE					30,994				
Stories	0	0 100																												TOTAL JUST VALUE					207,968				
Units		0 100								NCON VALUE					0																								
										INCOME VALUE																													
																				PREVIOUS YEAR MKT VALUE					204,410														