

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	PAGE 1 of 1 6															
Exterior Wall	30	VINYL 100	0800	02	1,216	135.0800	114.82	139,621	1997	2002	0	0	0	52.00	48.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021										Heated Area: 1216				HX Base Yr 2021				VALUATION BY					STANDARD					
Roof Cover	12	MODULAR MT 100	167616 BAS 2017														Tax Group: 6					Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE					67,018									
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE					4,396									
Interior Floo	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET					110,400									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					181,814									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction					85,179									
Bedrooms		3 100															ASSESSED VALUE					96,635									
Bathrooms		2 100															TOTAL EXEMPTION VALUE					HX HB 50,722									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE					45,913									
Stories	1.	1. 100															TOTAL JUST VALUE					181,814									
Units		0 100															NCON VALUE					0									
													INCOME VALUE																		
													PREVIOUS YEAR MKT VALUE					158,040													
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