



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD	CONSTRUCTION	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	VINYL 100	0820	02	1,344	123.2000	98.56	132,465	1980	1980	0	0	0	70.00	30.00	Tax Group: 6	Tax Dist:																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 1344					HX Base Yr					BUILDING MARKET VALUE										39,740									
Roof Cover	12	MODULAR MT 100	24 56 24 56 BAS 2007																				TOTAL MARKET OB/XF VALUE										8,624									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET										79,100									
Interior Floo	14	CARPET 80																					TOTAL MARKET VALUE										127,464									
Interior Floo	08	SHT VINYL 20																					SOH/AGL Deduction										34,242									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE										93,222									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE										0									
Bedrooms		3 100																					BASE TAXABLE VALUE										93,222									
Bathrooms		2 100																					TOTAL JUST VALUE										127,464									
Bathrooms		2 100																					NCON VALUE										0									
Frame	02	WOOD FRAME 100																					INCOME VALUE																			
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE										122,919									
Units		0 100																																								