

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											
						0100	01	1,192	112.3600		112.36		133,933	1960	1960	0	0	0	23.25	76.75	VALUATION BY									
Exterior Wall						05	AVERAGE 100														STANDARD									
Roof Structur						03	GABLE/HIP 100														Tax Group: 4 Tax Dist:									
Roof Cover						12	MODULAR MT 100														BUILDING MARKET VALUE 113,946									
Interior Wall						05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,571									
Interior Floo						14	CARPET 90														TOTAL LAND VALUE - MARKET 170,000									
Interior Floo						08	SHT VINYL 10														TOTAL MARKET VALUE 286,517									
Air Condition						03	CENTRAL 100														SOH/AGL Deduction 156,090									
Heating Type						04	AIR DUCTED 100														ASSESSED VALUE 130,427									
Bedrooms							3 100														TOTAL EXEMPTION VALUE 0									
Bathrooms							1 100														BASE TAXABLE VALUE 130,427									
Frame						02	WOOD FRAME 100														TOTAL JUST VALUE 286,517									
Stories						1.	1. 100														NCON VALUE 0									
Units							0 100														INCOME VALUE									
BUD8 Adjustme						04	DIST 01 100														PREVIOUS YEAR MKT VALUE 270,456									
Occupancy						00	NONE 100																							
Quality						03	Quality Level 03																							
DOR CODE						0100	SINGLE FAMILY																							
MAP NUM							MKT AREA														04									
NEIGHBORHOOD/LOC						4053.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,176	100	1993	1,176	101,414																									
FOP	54	30	1993	16	1,380																									

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