

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall		24	CORG METAL 100		0800	02	1,216	114.1800	97.05	118,013	1994	1999	0	0	0	58.00	42.00	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2025										Heated Area: 1216										HX Base Yr 2025									
Roof Cover		12	MODULAR MT 100		167616 BAS 2022										Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										49,565									
Interior Floo		14	CARPET 70												TOTAL MARKET OB/XF VALUE										2,162									
Interior Floo		08	SHT VINYL 30												TOTAL LAND VALUE - MARKET										46,350									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										98,077									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										0									
Bedrooms			2 100												ASSESSED VALUE										98,077									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										47,355									
Stories		0	0 100												TOTAL JUST VALUE										98,077									
Units			0 100		NCON VALUE										0																			
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										64,359																			
Quality		04	Quality Level 04																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												09																			
NEIGHBORHOOD/LOC		9001	00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,216	100	2022	1,216	49,565																													