

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall		25	MOD METAL 100							0820	02	954	68.6000	54.88	52,356	1983	1983	0	0	0	70.00	30.00	VALUATION BY								STANDARD																												
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 0% - 2025														Heated Area: 924										HX Base Yr																									
Roof Cover		01	MINIMUM 100							14 66 44 12 10 10 12 10 14 BAS 1993 UOP 2024																										VALUATION BY								Tax Group: 6								Tax Dist:							
Interior Wall		05	DRYWALL 100																																	BUILDING MARKET VALUE								15,707															
Interior Floo		14	CARPET 100																																	TOTAL MARKET OB/XF VALUE								955															
Air Condition		03	CENTRAL 100																																	TOTAL LAND VALUE - MARKET								101,250															
Heating Type		04	AIR DUCTED 100																																	TOTAL MARKET VALUE								117,912															
Bedrooms		2	2 100																																	SOH/AGL Deduction								0															
Bathrooms		2	2 100																																	ASSESSED VALUE								117,912															
Frame		02	WOOD FRAME 100																																	TOTAL EXEMPTION VALUE								0															
Stories		1.	1. 100																																	BASE TAXABLE VALUE								117,912															
Units			0 100																																	TOTAL JUST VALUE								117,912															
										NCON VALUE								0																																									
										INCOME VALUE																																																	
										PREVIOUS YEAR MKT VALUE								83,588																																									
										SW/MH __ 83 CHAR __ R407728																																																	
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