

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	05	AVERAGE 100								0800	02	2,052	152.8800	129.95	266,657	2002	2002	0	0	0	52.00	48.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2003										Heated Area: 2052										HX Base Yr 2003									
Roof Cover	03	COMP SHNGL 100								27 76 BAS 2002 27 76										VALUATION BY																			
Interior Wall	05	DRYWALL 100																		Tax Group: 6										Tax Dist:									
Interior Floo	14	CARPET 90																		BUILDING MARKET VALUE										127,995									
Interior Floo	08	SHT VINYL 10																		TOTAL MARKET OB/XF VALUE										3,277									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										45,000									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										176,272									
Bedrooms		3 100																		SOH/AGL Deduction										105,484									
Bathrooms		2 100																		ASSESSED VALUE										70,788									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										HX HB WX 50,788									
Stories	1.	1. 100																		BASE TAXABLE VALUE										20,000									
Units		0 100																		TOTAL JUST VALUE										176,272									
																				NCON VALUE										0									
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										150,968																			