



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	30	VINYL 100		0800	02	2,469	134.2000	114.07	281,639	2017	2017	0	0	0	15.00	85.00	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100		2 M/H 94+ - 100% - 2025										Heated Area: 2280					HX Base Yr 2025					Tax Group: 6					Tax Dist:				
Roof Cover	12	MODULAR MT 100												BUILDING MARKET VALUE										239,393									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										17,241									
Interior Floor	08	SHT VINYL 50												TOTAL LAND VALUE - MARKET										123,750									
Interior Floor	14	CARPET 50												TOTAL MARKET VALUE										302,096									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										141,778									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										160,318									
Bedrooms		4 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms		2 100												BASE TAXABLE VALUE										109,596									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										380,384									
Stories	1.	1. 100												NCON VALUE										0									
Units		0 100												INCOME VALUE										354,645									
														PREVIOUS YEAR MKT VALUE																			
ALSO OWNS 32-2N-25-4020 0003-0010 & -0004-0010																																	