

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6									
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		25		MOD METAL 100		6500		01		257		58.1900		21.53		5,533		2024		2024		0		0		1.00		99.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100% - 2025						Heated Area: 160						HX Base Yr 2025										Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																																					
Interior Wall		07		NONE 100																												BUILDING MARKET VALUE					119,383				
Interior Floo		03		CONC FINSH 100																										TOTAL MARKET OB/XF VALUE					0						
Air Condition		01		NONE 100																										TOTAL LAND VALUE - MARKET					71,750						
Heating Type		01		NONE 100																										TOTAL MARKET VALUE					191,133						
Bedrooms				0 100																										SOH/AGL Deduction					0						
Bathrooms				0 100																										ASSESSED VALUE					191,133						
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
																														BASE TAXABLE VALUE					140,411						
																														TOTAL JUST VALUE					191,133						
																														NCON VALUE					119,383						
																														INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					61,500						
Quality		06		Quality Level 06																																					
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		160		100		2024		160		3,411																															
UCP		160		20		2025		32		682																															
UCP		324		20		2025		65		1,385																															