



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	05	AVERAGE 100		0820	02	1,684	135.5200	108.42	182,579	1987	2007	0	0	0	42.00	58.00	Tax Group: 6					Tax Dist:							
Roof Structure	03	GABLE/HIP 100		1 M/H 93- - 100% - 2020										Heated Area: 1680					HX Base Yr 2020										
Roof Cover	12	MODULAR MT 100		28 60 11 4 17 4 60 BAS 1993										DCK 1993					BUILDING MARKET VALUE					116,752					
Interior Wall	04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE					2,902					
Interior Floor	14	CARPET 80																	TOTAL LAND VALUE - MARKET					50,000					
Interior Floor	08	SHT VINYL 20																	TOTAL MARKET VALUE					169,654					
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction					59,663					
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE					109,991					
Bedrooms		3 100																	TOTAL EXEMPTION VALUE					HX HB		50,722			
Bathrooms		2 100																	BASE TAXABLE VALUE					59,269					
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE					169,654					
Stories	1.	1. 100																	NCON VALUE					0					
Units		0 100		INCOME VALUE																									
BUD8 Adjustme	06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					154,087																				

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