

[illegible]

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	AP	NORM	% COND	PAGE 2 of 3													
Exterior Wall	30	VINYL 100	0800	02	2,019	116.8000	99.28	200,446	1995	1995	0	0	5	70.00	25.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	2 M/H 94+ - 33% - 2024										Heated Area: 1843					HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											

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ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		26	AL SIDING 100		0820	02	672	88.0000	70.40	47,309	1975	1975	0	0	10	70.00	20.00	VALUATION BY		STANDARD																							
Roof Structur		01	FLAT 100		3 M/H 93- - 0% - 2024													Heated Area: 672													HX Base Yr 2024												
Roof Cover		01	MINIMUM 100		12 56 12 BAS 2024 56																																						
Interior Wall		04	PLYWOOD 100																																								
Interior Floop		08	SHT VINYL 100																																								
Air Condition		01	NONE 100																																								
Heating Type		01	NONE 100																																								
Bedrooms			2 100																																								
Bathrooms			1 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		1.	1. 100																																								
Units			0 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		0200	MOBILE HOME																																								
MAP NUM			MKT AREA		04																																						
NEIGHBORHOOD/LOC		4031.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	672	100	2024	672	9,462																																						
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