



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	1,296	117.6000	99.96	129,548	1995	1995	0	0	0	70.00	30.00	VALUATION BY																																								
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2021														Heated Area: 1296								HX Base Yr 2021								Tax Group: 4								Tax Dist:								STANDARD							
Roof Cover	03	COMP SHNGL 100								27 48 27 BAS 1995 48														BUILDING MARKET VALUE								38,864																															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								12,174																															
Interior Floo	14	CARPET 90																						TOTAL LAND VALUE - MARKET								85,000																															
Interior Floo	08	SHT VINYL 10																						TOTAL MARKET VALUE								136,038																															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								31,337																															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								104,701																															
Bedrooms		3 100																						TOTAL EXEMPTION VALUE								HX HB 50,722																															
Bathrooms		2 100																						BASE TAXABLE VALUE								53,979																															
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								136,038																															
Stories	1.	1. 100																						NCON VALUE								3,888																															
Units		0 100								INCOME VALUE																																																					
																		PREVIOUS YEAR MKT VALUE								122,814																																					