

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	30	VINYL 100								0800	02	2,356	115.2000		97.92	230,700	2019	2019	0	0	0	7.00	93.00	VALUATION BY															
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2006														Heated Area: 2356								HX Base Yr 2006							
Roof Cover	03	COMP SHNGL 100								31 76 31 BAS 2019 76														BUILDING MARKET VALUE								214,551							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								18,046							
Interior Floor	08	SHT VINYL 70																						TOTAL LAND VALUE - MARKET								85,000							
Interior Floor	14	CARPET 30																						TOTAL MARKET VALUE								317,597							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								129,451							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								188,146							
Bedrooms		4 100																						TOTAL EXEMPTION VALUE								HX HB 50,722							
Bathrooms		2 100																						BASE TAXABLE VALUE								137,424							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								317,597							
Stories		1. 1. 100																						NCON VALUE								0							
Units		0 100																						INCOME VALUE															
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE								291,965							