



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		NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	30	VINYL 100	0800	02	1,570	154.9600	131.72	206,800	2007	2010	0	0	0	36.00	64.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023										Heated Area: 1508					HX Base Yr 2023					STANDARD						
Roof Cover	03	COMP SHNGL 100	26 58 BAS 2009 26 8 FOP 2009 26															Tax Group: 6					Tax Dist:						
Interior Wall	04	PLYWOOD 100																BUILDING MARKET VALUE					132,352						
Interior Floor	14	CARPET 80																TOTAL MARKET OB/XF VALUE					3,639						
Interior Floor	11	CLAY TILE 20																TOTAL LAND VALUE - MARKET					11,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					146,991						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					9,712						
Bedrooms		3 100																ASSESSED VALUE					137,279						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					HX HB 50,722						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					86,557						
Stories	0	0 100																TOTAL JUST VALUE					146,991						
Units	0	0 100	NCON VALUE					0																					
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					134,107																					