

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																			
Exterior Wall	30	VINYL 100								0800	02	1,879	126.0000	113.40	213,079	1994	1994	0	0	0	70.00	30.00	VALUATION BY																		
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ 0% - 0										Heated Area: 1879										HX Base Yr											
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 60																																							
Interior Floo	08	SHT VINYL 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		4 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							

SCOTT FRANK N & SABRINA ANN/JACKSON JOSHUA D & COL
76045 MUDDY TRAIL
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2026

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