

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	VALUATION BY	STANDARD																
Exterior Wall	30	VINYL 100	0800	02	1,650	115.2000	103.68	171,072	1995	1995	0	0	0	70.00	30.00	Tax Group: 6	Tax Dist:																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2022										Heated Area: 1620					HX Base Yr 2022					BUILDING MARKET VALUE									51,322	
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE									1,120	
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET									50,000	
Interior Floo	08	SHT VINYL 70																					TOTAL MARKET VALUE									102,442	
Interior Floo	14	CARPET 30																					SOH/AGL Deduction									22,049	
Air Condition	03	CENTRAL 100																					ASSESSED VALUE									80,393	
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									HX HB	51,411
Bedrooms		3 100																					BASE TAXABLE VALUE									28,982	
Bathrooms		2 100																					TOTAL JUST VALUE									102,442	
Frame	02	WOOD FRAME 100																					NCON VALUE									0	
Stories	0	0 100																					INCOME VALUE										
Units		0 100																					PREVIOUS YEAR MKT VALUE									94,590	
																							7/2023KW: MISC ALUMN STRG/CRPT = NV										
																							DW/MH-NO DECALS										