

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	VALUATION SUMMARY																	
Exterior Wall	30	VINYL 100		0820	02	1,900	160.1600	136.14	258,666	1992	1992	0	0	0	70.00	30.00	VALUATION BY		STANDARD															
Roof Structure	03	GABLE/HIP 100		1 M/H 93- 0% - 0													Heated Area: 1900		HX Base Yr															
Roof Cover	12	MODULAR MT 100		BAS 2005 FEP 2024															Tax Group: 6								Tax Dist:							
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE								92,654							
Interior Floor	14	CARPET 80																	TOTAL MARKET OB/XF VALUE								2,380							
Interior Floor	08	SHT VINYL 20																	TOTAL LAND VALUE - MARKET								109,600							
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE								204,634							
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction								30,002							
Bedrooms		3 100																	ASSESSED VALUE								174,632							
Bathrooms		2 100																	TOTAL EXEMPTION VALUE								0							
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE								174,632							
Stories	1.	1. 100																	TOTAL JUST VALUE								204,634							
Units		0 100				NCON VALUE								0																				
						INCOME VALUE																												
						PREVIOUS YEAR MKT VALUE								193,269																				
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