



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	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	1,456	116.8000	105.12	153,055	2011	2011	0	0	0	36.00	64.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2022													Heated Area: 1456 HX Base Yr 2022													
Roof Cover	03	COMP SHNGL 100	26 56 56 26 BAS 2011													VALUATION BY STANDARD													
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:													
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE 97,955													
Interior Floo	08	SHT VINYL 30														TOTAL MARKET OB/XF VALUE 2,080													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 40,000													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 140,035													
Bedrooms		4 100														SOH/AGL Deduction 33,268													
Bathrooms		2 100														ASSESSED VALUE 106,767													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE HX HB 51,411													
Stories	0	0 100														BASE TAXABLE VALUE 55,356													
Units		0 100														TOTAL JUST VALUE 140,035													
																NCON VALUE 0													
																INCOME VALUE													
																PREVIOUS YEAR MKT VALUE 142,694													
Quality	03	Quality Level 03																											
DOR CODE	0200	MOBILE HOME																											
MAP NUM		MKT AREA													09														
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,456	100	2011	1,456	97,955																								