

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		05	AVERAGE 100		0800	02	1,703	136.4000	122.76	209,060	1998	1998	0	0	0	65.00	35.00	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ 100% - 1999													Heated Area: 1620					HX Base Yr 1999					Tax Group: 4		Tax Dist:							
Roof Cover		12	MODULAR MT 100		BAS 1998 UOP 2000																		BUILDING MARKET VALUE					73,171									
Interior Wall		04	PLYWOOD 100																				TOTAL MARKET OB/XF VALUE					2,765									
Interior Floor		14	CARPET 100																				TOTAL LAND VALUE - MARKET					72,539									
Air Condition		03	CENTRAL 100																				TOTAL MARKET VALUE					148,475									
Heating Type		04	AIR DUCTED 100																				SOH/AGL Deduction					74,984									
Bedrooms			3 100																				ASSESSED VALUE					73,491									
Bathrooms			2 100																				TOTAL EXEMPTION VALUE					HX HB		48,491							
Frame		02	WOOD FRAME 100																				BASE TAXABLE VALUE					25,000									
Stories		1.	1. 100																				TOTAL JUST VALUE					148,475									
Units			0 100																				NCON VALUE					0									
					INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE					158,626																											
Quality		04	Quality Level 04																																		
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	1,620	100	1998	1,620	69,605																																
UOP	132	25	2000	33	1,418																																
UOP	200	25	2000	50	2,148																																