



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	PAGE 1 of 1													
Exterior Wall	30	VINYL 100	0800	02	896	79.0000	71.10	63,706	2023	2023	0	0	0	2.00	98.00	VALUATION SUMMARY													
Roof Cover	03	COMP SHNGL 100	3 M/H 94+ 100% - 2024													Heated Area: 896 HX Base Yr 2017													
Interior Floor	08	SHT VINYL 100	16 56 56 16 BAS 2023													VALUATION BY													
Air Condition	03	CENTRAL 100														STANDARD													
Heating Type	04	AIR DUCTED 100														Tax Group: 4													
Bedrooms	2	100														Tax Dist:													
Bathrooms	2	100														BUILDING MARKET VALUE													
Frame	02	WOOD FRAME 100														TOTAL MARKET OB/XF VALUE													
																TOTAL LAND VALUE - MARKET													
																TOTAL MARKET VALUE													
																SOH/AGL Deduction													
																ASSESSED VALUE													
																TOTAL EXEMPTION VALUE													
																HX HB													
			BASE TAXABLE VALUE																										
			TOTAL JUST VALUE																										
			NCON VALUE																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE																										
			</																										