

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		0800		01		1,560		114.4500		103.00		160,680		2024		2024		0		0		1.00		99.00		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		4		M/H 94+		0%		- 2025				Heated Area: 1560														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 6									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floor		14		CARPET 70																										BUILDING MARKET VALUE									
Interior Floor		08		SHT VINYL 30																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				4 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Units				0 100																										TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
																														200,239									