



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																			
Exterior Wall	05	AVERAGE 100		0800	02	1,248	115.8000	104.22	130,067	2016	2016	0	0	25.00	75.00	Tax Group: 4																		
Roof Structur	03	GABLE/HIP 100		1 M/H 94+ 100% - 2017										Heated Area: 1248										Tax Dist:										
Roof Cover	03	COMP SHNGL 100		26 48 26 BAS 2016 48										BUILDING MARKET VALUE										97,550										
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										9,834										
Interior Floo	14	CARPET 70												TOTAL LAND VALUE - MARKET										40,000										
Interior Floo	08	SHT VINYL 30												TOTAL MARKET VALUE										147,384										
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										70,643										
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										76,741										
Bedrooms		2 100												TOTAL EXEMPTION VALUE										WX DX HX HB VX 66,411										
Bathrooms		2 100												BASE TAXABLE VALUE										10,330										
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										147,384										
Stories	0	0 100												NCON VALUE										0										
Units	0	0 100												INCOME VALUE																				
															PREVIOUS YEAR MKT VALUE										157,876									
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