

REVIEW DATE	02/14/2025	BY	KW	Total Acres:	5.20	Total Land Value:	267,520	Market:	0	Agricultural:	0	Common:	267,520	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4					
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		26		AL SIDING 100		0820		02		935		106.8000		90.78		84,879		1985		1985		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		M/H		93-		0%		- 2025		Heated Area: 924				HX		Base Yr								Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					50,792				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					267,520				
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					318,312				
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					148,831				
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					169,481				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					169,481				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					318,312				
Stories				1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					300,524				