



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	12	CEDAR 100	0800	02	1,674	113.2000	101.88	170,547	1996	1996	0	0	0	70.00	30.00	VALUATION BY																			
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ 100% - 2009													Heated Area: 1512 HX Base Yr 2009																			
Roof Cover	03	COMP SHNGL 100	FSP2008 BAS2008													Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										51,164									
Interior Floor	14	CARPET 80														TOTAL MARKET OB/XF VALUE										2,297									
Interior Floor	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET										115,150									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										168,611									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										85,963									
Bedrooms		3 100														ASSESSED VALUE										82,648									
Bathrooms		2 100														TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										31,237									
Stories	0	0 100														TOTAL JUST VALUE										168,611									
Units		0 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										162,452																						