

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	03	MOD METAL 100				0820	02	1,782	72.0000	61.20	109,058	1988	1988	0	0	0	70.00	30.00	VALUATION BY STANDARD										
RooF Structur	03	GABLE/HIP 100				1 M/H 93- 100% - 2025										Heated Area: 1782 HX Base Yr 2025													
RooF Cover	12	MODULAR MT 100				BAS 2000													BUILDING MARKET VALUE 32,717										
Interior Wall	07	NONE 100																	TOTAL MARKET OB/XF VALUE 3,456										
Interior Floo	02	MIN PLYWD 100																	TOTAL LAND VALUE - MARKET 90,000										
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE 126,173										
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction 3,704										
Bedrooms		3 100																	ASSESSED VALUE 122,469										
Bathrooms		2 100																	TOTAL EXEMPTION VALUE HX HB 51,411										
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE 71,058										
Stories	1.	1. 100																	TOTAL JUST VALUE 126,173										
Units		0 100																	NCON VALUE 0										
						INCOME VALUE																							
						PREVIOUS YEAR MKT VALUE 119,249																							