



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										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	30	VINYL 100	0820	02	1,822	122.0000	103.70	188,941	1991	1991	0	0	0	70.00	30.00	VALUATION BY										STANDARD														
Roof Structure	03	GABLE/HIP 100	1 M/H 93- 100% - 2023										Heated Area: 1728										HX Base Yr 2023																	
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE										56,682																	
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										18,721																	
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET										90,000																	
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										165,403																	
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										57,120																	
Bedrooms	3	100											ASSESSED VALUE										108,283																	
Bathrooms	2	100											TOTAL EXEMPTION VALUE										HX HB 51,411																	
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										56,872																	
Stories	1.	1. 100											TOTAL JUST VALUE										165,403																	
Units	0	100											NCON VALUE										0																	
BUD8 Adjustme	04	DIST 01 100											INCOME VALUE																											
			PREVIOUS YEAR MKT VALUE										157,628																											
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