

[illegible]

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		25		MOD METAL 100		6500		01		1,576		46.9200		18.30		28,841		2008		2008		0		0		0		24.00		76.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES		100%		- 1989				Heated Area: 1440				HX		Base Yr		1989		Tax Group: 4					Tax Dist:										
Roof Cover		12		MODULAR MT 100																						BUILDING MARKET VALUE					316,335										
Interior Wall		07		NONE 100																						TOTAL MARKET OB/XF VALUE					0										
Interior Floo		03		CONC FINSH 100																						TOTAL LAND VALUE - MARKET					90,000										
Air Condition		01		NONE 100																						TOTAL MARKET VALUE					406,335										
Heating Type		01		NONE 100																						SOH/AGL Deduction					212,293										
Bedrooms		0		100																						ASSESSED VALUE					194,042										
Bathrooms		0		100																						TOTAL EXEMPTION VALUE					HX HB SX DX 106,411										
Frame		05		STEEL 100																						BASE TAXABLE VALUE					87,631										
Stories		1.		1. 100																						TOTAL JUST VALUE					406,335										
Units		0		100																						NCON VALUE					0										
Occupancy		00		NONE 100																						INCOME VALUE															
																										PREVIOUS YEAR MKT VALUE					391,345										
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																											04										
NEIGHBORHOOD/LOC		4031.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,440		100		2008		1,440		20,028																															
UCP		680		20		2008		136		1,892																															
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