

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		10		ABOVE AVG 100		0800		02		1,976		118.4000		106.56		210,563		2015		2015		0		0		0		28.00		72.00	
Exterior Wall		03		GABLE/HIP 100		1		M/H 94+		100%		- 2019		Heated Area: 1976		HX Base Yr 2019		VALUATION BY		STANDARD		Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE		151,605					
Roof Cover		03		COMP SHNGL 100		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		50,000		TOTAL MARKET VALUE		201,605		SOH/AGL Deduction		53,244		ASSESSED VALUE		148,361		TOTAL EXEMPTION VALUE		HX HB		51,411			
Interior Wall		05		DRYWALL 100		BASE TAXABLE VALUE		96,950		TOTAL JUST VALUE		201,605		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		194,149											
Interior Floo		14		CARPET 60																													
Interior Floo		08		SHT VINYL 40																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories				1. 1. 100																													
Units				0 100																													
Quality		03		Quality Level 03																													
DOR CODE		0200		MOBILE HOME																													
MAP NUM				MKT AREA				08																									
NEIGHBORHOOD/LOC				8009.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,976		100		2016		1,976		151,605																							
TOTALS		1,976						1,976		151,605																							
EXTRA FEATURES																																	
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES			