



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	10	ABOVE AVG 100	0900	11	2,469	129.4157	153.68	379,436	1981	1986	0	0	0	16.00	84.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 2130					HX Base Yr					STANDARD						
Roof Cover	03	COMP SHNGL 100																Tax Group: 8					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					318,726						
Interior Floor	14	CARPET 80																TOTAL MARKET OB/XF VALUE					4,599						
Interior Floor	11	CLAY TILE 20																TOTAL LAND VALUE - MARKET					100,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					423,325						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					122,382						
Bedrooms		4 100																ASSESSED VALUE					300,943						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					0						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					300,943						
Stories	1.	1. 100																TOTAL JUST VALUE					423,325						
Units	0	0 100																NCON VALUE					0						
BUD8 Adjustme	05	DIST 1A 100																INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE					300,137						