



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	PAGE 1 of 1												
Exterior Wall	16	WD FR STUC 100	0900	11	2,416	143.4602	170.36	411,590	1994	1997	0	0	0	12.50	87.50	VALUATION SUMMARY												
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002										Heated Area: 2045			HX Base Yr 2002			VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																	Tax Group: 8					Tax Dist:				
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE					360,141				
Interior Floor	14	CARPET 70																	TOTAL MARKET OB/XF VALUE					30,852				
Interior Floor	11	CLAY TILE 30																	TOTAL LAND VALUE - MARKET					250,000				
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					640,993				
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					347,271				
Bedrooms		3 100																	ASSESSED VALUE					293,722				
Bathrooms		2 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE					243,722				
Stories	1.	1. 100																	TOTAL JUST VALUE					640,993				
Units		0 100																	NCON VALUE					0				
																			INCOME VALUE									
																			PREVIOUS YEAR MKT VALUE					555,051				
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