



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	17	CB STUCCO 60	0100	01	1,936	112.6020	101.62	196,736	1958	1995	0	0	0	13.50	86.50	VALUATION BY STANDARD																		
Exterior Wall	16	WD FR STUC 40	1 SINGLE FAM - 100% - 0										Heated Area: 1438										HX Base Yr											
Roof Structure	03	GABLE/HIP 100																					Tax Group: 2											
Roof Cover	03	COMP SHNGL 100																					Tax Dist:											
Interior Wall	03	PLASTER 100																					BUILDING MARKET VALUE						170,177					
Interior Floor	12	HARDWOOD 70																					TOTAL MARKET OB/XF VALUE						14,393					
Interior Floor	14	CARPET 30																					TOTAL LAND VALUE - MARKET						225,000					
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE						409,570					
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction						261,638					
Bedrooms	3	100																					ASSESSED VALUE						147,932					
Bathrooms	1.5	100																					TOTAL EXEMPTION VALUE						HX HB 50,000					
Frame	03	MASONRY 100											BASE TAXABLE VALUE						97,932															
Stories	1.	1. 100											TOTAL JUST VALUE						409,570															
Units	0	100											NCON VALUE						0															
BUD8 Adjustme	02	DIST FB 100											INCOME VALUE																					
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE						358,307															