



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 2										
Exterior Wall	10	ABOVE AVG 100	0300	12	1,999	188.0914	159.88	319,600	1981	1995	0	0	0	13.00	87.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SFR PATIO - 100% - 1983														VALUATION BY		STANDARD							
Roof Cover	12	MODULAR MT 100	Heated Area: 1863														Tax Group: 2		Tax Dist:							
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		278,052							
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE		12,906							
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET		250,000							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		540,958							
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		402,024							
Bedrooms		3 100															ASSESSED VALUE		138,934							
Bathrooms		2 100															TOTAL EXEMPTION VALUE		HX HB VX VP WX 67,893							
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		71,041							
Stories	1.5	1.5 100															TOTAL JUST VALUE		540,958							
Units		0 100															NCON VALUE		0							
BUD8 Adjustme	02	DIST FB 100															INCOME VALUE									
																	PREVIOUS YEAR MKT VALUE		570,282							