



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	AP	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	05	AVERAGE 100	0100	01	1,478	112.2000	101.26	149,662	1976	1976	0	0	25	18.75	56.25	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0 Heated Area: 1360 HX Base Yr													VALUATION BY STANDARD										
Roof Cover	12	MODULAR MT 100														Tax Group: 2 Tax Dist:										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 84,185										
Interior Floor	14	CARPET 100														TOTAL MARKET OB/XF VALUE 3,612										
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 225,000										
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 312,797										
Bedrooms	3	100														SOH/AGL Deduction 25,110										
Bathrooms	2	100														ASSESSED VALUE 287,687										
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 0										
Stories	1.	1. 100														BASE TAXABLE VALUE 287,687										
Units	0	100														TOTAL JUST VALUE 312,797										
BUD8 Adjustme	02	DIST FB 100														NCON VALUE 0										
Occupancy	00	NONE 100														INCOME VALUE										
																PREVIOUS YEAR MKT VALUE 261,534										