



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		0500	01	2,106	118.3840	168.70	355,282	2014	2014	0	0	0	3.50	96.50	VALUATION BY																										
Roof Structur	08	IRREGULAR 100		1 SFR CUST - 0% - 0										Heated Area: 1876										HX Base Yr																			
Roof Cover	12	MODULAR MT 100																						Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE										342,847									
Interior Floo	11	CLAY TILE 60																						TOTAL MARKET OB/XF VALUE										74									
Interior Floo	14	CARPET 40																						TOTAL LAND VALUE - MARKET										195,720									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE										538,641									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction										91,612									
Bedrooms		3 100																						ASSESSED VALUE										447,029									
Bathrooms		2.5 100																						TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE										447,029									
Stories	2.	2. 100																						TOTAL JUST VALUE										538,641									
Units		0 100																						NCON VALUE										0									
Occupancy	00	NONE 100																						INCOME VALUE																			
				PREVIOUS YEAR MKT VALUE																				484,702																			