



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	3,962	111.8700	159.41	631,582	1995	1995	0	0	0	13.00	87.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 2023										Heated Area: 3288										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr										Tax Group: 2									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floo	12	HARDWOOD 60																					BUILDING MARKET VALUE									
Interior Floo	14	CARPET 40																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		5 100																					SOH/AGL Deduction									
Bathrooms		3.5 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																					BASE TAXABLE VALUE									
Units	0	0 100																					TOTAL JUST VALUE									
Occupancy	00	NONE 100																					NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									