



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 50	0900	11	3,609	119.6874	142.13	512,947	1976	1992		0	0	14.75	85.25	VALUATION BY STANDARD																
Exterior Wall	17	CB STUCCO 50	1 SNGL FAM - 0% - 2023										Heated Area: 3370					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Structur	03	GABLE/HIP 100																					BUILDING MARKET VALUE 437,287									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE 23,100									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET 900,000									
Interior Floo	14	CARPET 60																					TOTAL MARKET VALUE 1,360,387									
Interior Floo	11	CLAY TILE 40																					SOH/AGL Deduction 0									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE 1,360,387									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE 0									
Bedrooms		3 100																					BASE TAXABLE VALUE 1,360,387									
Bathrooms		3.5 100																					TOTAL JUST VALUE 1,360,387									
Frame	02	WOOD FRAME 100																					NCON VALUE 0									
Stories	2.	2. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE 1,262,260									
BUD8 Adjustme	05	DIST 1A 100																														