



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	17	CB STUCCO 80		0500	12	6,513	194.1230	276.63	1,801,691	2005	2005	0	0	0	8.50	91.50	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 20		1 SFR CUST - 100% - 2020										Heated Area: 4996					HX Base Yr 2020					Tax Group: 5		Tax Dist:							
Roof Structur	08	IRREGULAR 100																	BUILDING MARKET VALUE					1,648,547									
Roof Cover	07	CONC TILE 100																	TOTAL MARKET OB/XF VALUE					66,728									
Interior Wall	05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					700,000									
Interior Floo	11	CLAY TILE 50																	TOTAL MARKET VALUE					2,415,275									
Interior Floo	12	HARDWOOD 50																	SOH/AGL Deduction					614,367									
Air Condition	03	CENTRAL 100																	ASSESSED VALUE					1,800,908									
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB		50,000							
Bedrooms		3 100																	BASE TAXABLE VALUE					1,750,908									
Bathrooms		4 100																	TOTAL JUST VALUE					2,415,275									
Frame	02	WOOD FRAME 100																	NCON VALUE					0									
Stories	2.	2. 100																	INCOME VALUE														
Units		0 100																	PREVIOUS YEAR MKT VALUE					1,895,317									