



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																
Exterior Wall	17	CB STUCCO 100	0500	11	6,976	152.7030	217.60	1,517,978	1997	1997	0	0	12.50	87.50	Tax Group: 5	Tax Dist:																
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 1998										Heated Area: 6149					HX Base Yr 1998					BUILDING MARKET VALUE					1,328,231				
Roof Cover	07	CONC TILE 100																					TOTAL MARKET OB/XF VALUE					52,038				
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET					1,000,000				
Interior Floo	14	CARPET 60																					TOTAL MARKET VALUE					2,380,269				
Interior Floo	12	HARDWOOD 40																					SOH/AGL Deduction					993,016				
Air Condition	03	CENTRAL 100																					ASSESSED VALUE					1,387,253				
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE					HX HB				
Bedrooms		5 100																					BASE TAXABLE VALUE					1,337,253				
Bathrooms		5.5 100																					TOTAL JUST VALUE					2,380,269				
Frame	02	WOOD FRAME 100																					NCON VALUE					0				
Stories	4.	4. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE					2,021,191				