



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																										
Exterior Wall	30	VINYL 100	0100	01	1,854	114.2680	103.13	191,203	1958	1975	0	0	0	19.00	81.00	Tax Group: 6										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1760										HX Base Yr										BUILDING MARKET VALUE										154,874									
Roof Cover	03	COMP SHNGL 100																															TOTAL MARKET OB/XF VALUE										4,742									
Interior Wall	05	DRYWALL 100																															TOTAL LAND VALUE - MARKET										35,000									
Interior Floo	14	CARPET 70																															TOTAL MARKET VALUE										194,616									
Interior Floo	08	SHT VINYL 30																															SOH/AGL Deduction										108,724									
Air Condition	03	CENTRAL 100																															ASSESSED VALUE										85,892									
Heating Type	04	AIR DUCTED 100																															TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3 100																															BASE TAXABLE VALUE										35,892									
Bathrooms		2 100																															TOTAL JUST VALUE										194,616									
Frame	02	WOOD FRAME 100																															NCON VALUE										0									
Stories	1.	1. 100																															INCOME VALUE																			
Units		0 100																															PREVIOUS YEAR MKT VALUE										166,663									
Occupancy	00	NONE 100																																																		