

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	STANDARD																					
Exterior Wall	06	BD/BATTEN	100	0900	01	2,183	89.0820	105.78	230,918	1997	1997	0	0	0	18.75	81.25																			
Roof Structur	03	GABLE/HIP	100	1 SNGL FAM - 100% - 2017												Heated Area: 1992 HX Base Yr 2017																			
Roof Cover	03	COMP SHNGL	100													VALUATION BY																			
Interior Wall	05	DRYWALL	100													Tax Group: 6										Tax Dist:									
Interior Floo	14	CARPET	60													BUILDING MARKET VALUE										187,621									
Interior Floo	09	PINE WOOD	40													TOTAL MARKET OB/XF VALUE										9,732									
Air Condition	03	CENTRAL	100													TOTAL LAND VALUE - MARKET										190,000									
Heating Type	04	AIR DUCTED	100													TOTAL MARKET VALUE										387,353									
Bedrooms		3 100														SOH/AGL Deduction										222,301									
Bathrooms		2.5 100														ASSESSED VALUE										165,052									
Frame	02	WOOD FRAME	100													TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										115,052									
Units	0	100		TOTAL JUST VALUE										387,353																					
Occupancy	00	NONE	100	NCON VALUE										0																					
				INCOME VALUE																															
				PREVIOUS YEAR MKT VALUE										280,738																					