



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																																	
Exterior Wall	20	FACE BRICK 100								0900	01	2,597	96.6816	114.81	298,162	1999	2009	0	0	0	9.75	90.25	VALUATION BY																																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 1995										Heated Area: 2290										HX Base Yr 1995										STANDARD															
Roof Cover	12	MODULAR MT 100																																						Tax Group: 6								Tax Dist:							
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE								269,091							
Interior Floo	14	CARPET 70																																						TOTAL MARKET OB/XF VALUE								26,010							
Interior Floo	11	CLAY TILE 30																																						TOTAL LAND VALUE - MARKET								83,400							
Air Condition	03	CENTRAL 100																																						TOTAL MARKET VALUE								378,501							
Heating Type	04	AIR DUCTED 100																																						SOH/AGL Deduction								208,563							
Bedrooms		3 100																																						ASSESSED VALUE								169,938							
Bathrooms		2 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000							
Frame	02	WOOD FRAME 100																																						BASE TAXABLE VALUE								119,938							
Stories	0	0 100																																						TOTAL JUST VALUE								378,501							
Units	0	0 100																																						NCON VALUE								0							
Occupancy	00	NONE 100																																						INCOME VALUE															
																																								PREVIOUS YEAR MKT VALUE								326,471							