



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										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 SUMMARY																			
Exterior Wall	05	AVERAGE 100			0100	01	1,977	123.4065	111.37	220,178	1993	1993	0	0	0	14.25	85.75	VALUATION BY																		
Roof Structure	08	IRREGULAR 100			1 SINGLE FAM - 100% - 0												Heated Area: 1804										HX Base Yr									
Roof Cover	03	COMP SHNGL 100															Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										188,803									
Interior Floor	14	CARPET 90															TOTAL MARKET OB/XF VALUE										19,325									
Interior Floor	12	HARDWOOD 10															TOTAL LAND VALUE - MARKET										190,000									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										398,128									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										211,124									
Bedrooms		3 100															ASSESSED VALUE										187,004									
Bathrooms		2.5 100															TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE										137,004									
Stories	2.	2. 100															TOTAL JUST VALUE										398,128									
Units		0 100															NCON VALUE										0									
BUD8 Adjustme	04	DIST 01 100															INCOME VALUE																			
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE										280,546									