



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	4,783	95.0300	112.85	539,762	2006	2006		0	0	0	12.00	88.00	VALUATION BY																									
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2007										Heated Area: 3902										HX Base Yr 2007										STANDARD									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										474,991									
Interior Floo	12	HARDWOOD 50																												TOTAL MARKET OB/XF VALUE										34,430									
Interior Floo	14	CARPET 50																												TOTAL LAND VALUE - MARKET										121,920									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										544,267									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										273,343									
Bedrooms		3 100																												ASSESSED VALUE										270,924									
Bathrooms		3 100																												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										220,924									
Stories	2.	2. 100																												TOTAL JUST VALUE										631,341									
Units	00	0 100																												NCON VALUE										0									
Occupancy	00	NONE 100																												INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										466,269									