



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
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	20	FACE BRICK 100	0900	01	2,800	95.8176	113.78	318,584	1997	2002	0	0	0	15.00	85.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1998										Heated Area: 2296					HX Base Yr 1998					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	FOP 1997 BAS 1997															BUILDING MARKET VALUE					270,796									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					12,432									
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET					272,538									
Interior Floo	11	CLAY TILE 30																TOTAL MARKET VALUE					339,848									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					190,545									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					149,303									
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB					50,000				
Bathrooms		2 100																BASE TAXABLE VALUE					99,303									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					555,766									
Stories	1.	1. 100																NCON VALUE					0									
Units	0	0 100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					278,134									