



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	2,770	92.4480	109.78	304,091	1990	1995	0	0	20.25	79.75	VALUATION BY					STANDARD				
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0												Heated Area: 2328					HX Base Yr				
Roof Cover	12	MODULAR MT 100													Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE					242,513				
Interior Floor	14	CARPET 80													TOTAL MARKET OB/XF VALUE					24,271				
Interior Floor	08	SHT VINYL 20													TOTAL LAND VALUE - MARKET					122,360				
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE					304,037				
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction					77,099				
Bedrooms	3	100													ASSESSED VALUE					226,938				
Bathrooms	2	100													TOTAL EXEMPTION VALUE					0				
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE					226,938				
Stories	1.	1. 100													TOTAL JUST VALUE					389,144				
Units	0	100	NCON VALUE					0																
Occupancy	00	NONE 100	INCOME VALUE					230,909																
PREVIOUS YEAR MKT VALUE															230,909									