

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	VALUATION BY		STANDARD																	
Exterior Wall	20	FACE BRICK	100	0900	01	2,949	113.3076	134.55	396,788	1985	1985	0	0	0	26.35	73.65	Tax Group: 4	Tax Dist:															
Roof Structur	03	GABLE/HIP	100	1 SNGL FAM - 0% - 2023										Heated Area: 2616										HX Base Yr									
Roof Cover	03	COMP SHNGL	100	22										FOP 2001										292,234									
Interior Wall	05	DRYWALL	100	24										FGR 2001										2,100									
Interior Floo	15	HARDTILE	60	24										BAS 1993										316,800									
Interior Floo	14	CARPET	40	24										FUS 2001										611,134									
Air Condition	03	CENTRAL	100	24										FOP 2001										0									
Heating Type	04	AIR DUCTED	100	24										BAS 1993										611,134									
Bedrooms		3 100		24										FUS 2001										0									
Bathrooms		2.5 100		24										BAS 1993										611,134									
Frame	02	WOOD FRAME	100	24										FUS 2001										611,134									
Stories	2.	2. 100		24										FUS 2001										294,334									
Units	0	0 100		24										BAS 1993										NCON VALUE									
Occupancy	00	NONE	100	24										FUS 2001										INCOME VALUE									
														PREVIOUS YEAR MKT VALUE										473,280									