

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																											
Exterior Wall	31	HARDIE BRD 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																																									
Roof Structure	03	GABLE/HIP 100								0100	01	2,099	130.1685	117.48	246,591	2019	2019	0	0	0	1.00	99.00	VALUATION BY																																								
Roof Cover	03	COMP SHNGL 100								1 SINGLE FAM - 0% - 0										Heated Area: 1786										HX Base Yr										Tax Group: 4								Tax Dist:								244,125							
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										244,125																																	
Interior Floor	11	CLAY TILE 50																		TOTAL MARKET OB/XF VALUE										3,913																																	
Interior Floor	14	CARPET 50																		TOTAL LAND VALUE - MARKET										75,000																																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										323,038																																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										67,786																																	
Bedrooms		3 100																		ASSESSED VALUE										255,252																																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										0																																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										255,252																																	
Stories	1.	1. 100																		TOTAL JUST VALUE										323,038																																	
Units	0	100																		NCON VALUE										0																																	
Occupancy	00	NONE 100								INCOME VALUE																																																					
										PREVIOUS YEAR MKT VALUE										271,602																																											