



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	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 100		0100	01	659	105.5450	95.25	62,770	1967	1967	0	0	10	21.00	69.00	VALUATION BY						STANDARD					
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0												Heated Area: 624						HX Base Yr						
Roof Cover	03	COMP SHNGL 100														Tax Group: 4						Tax Dist:						
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE						43,311						
Interior Floor	14	CARPET 90														TOTAL MARKET OB/XF VALUE						314,023						
Interior Floor	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET						3,283,200						
Air Condition	01	NONE 100														TOTAL MARKET VALUE						909,634						
Heating Type	02	CONVECTION 100														SOH/AGL Deduction						67,300						
Bedrooms		2 100														ASSESSED VALUE						842,334						
Bathrooms		1 100														TOTAL EXEMPTION VALUE						0						
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE						842,334						
Stories	1.	1. 100														TOTAL JUST VALUE						3,640,534						
Units		0 100														NCON VALUE						0						
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE												
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE						730,213						

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