

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	30	VINYL 100	0100	01	1,254	109.7460	99.05	124,209	1944	1990	0	0	15.25	84.75	Tax Group: 6					Tax Dist:												
Roof Structur	04	WOOD TRUSS 100	1 SINGLE FAM - 0% - 2023										Heated Area: 1222					HX Base Yr					BUILDING MARKET VALUE					105,267				
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE					1,070				
Interior Wall	04	PLYWOOD 100																					TOTAL LAND VALUE - MARKET					182,950				
Interior Floo	09	PINE WOOD 70																					TOTAL MARKET VALUE					289,287				
Interior Floo	14	CARPET 30																					SOH/AGL Deduction					0				
Air Condition	03	CENTRAL 100																					ASSESSED VALUE					289,287				
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE					0				
Bedrooms		3 100																					BASE TAXABLE VALUE					289,287				
Bathrooms		1 100																					TOTAL JUST VALUE					289,287				
Frame	02	WOOD FRAME 100																					NCON VALUE					1,981				
Stories	1.	1. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE					233,224				
BUD8 Adjustme	06	DIST 1D 100																														
Occupancy	00	NONE 100																														