

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	10	ABOVE AVG 100		0100	01	923	121.5000	115.42	106,533	1986	1995		0		0	13.50	86.50	VALUATION BY																	
RooF Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1997										Heated Area: 912				HX Base Yr 1997				STANDARD													
RooF Cover	03	COMP SHNGL 100																Tax Group: 8				Tax Dist:													
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE				92,151													
Interior Floo	12	HARDWOOD 70																TOTAL MARKET OB/XF VALUE				22,592													
Interior Floo	14	CARPET 30																TOTAL LAND VALUE - MARKET				130,000													
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE				244,743													
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				170,796													
Bedrooms		2 100																ASSESSED VALUE				73,947													
Bathrooms		1 100																TOTAL EXEMPTION VALUE				HX HB SX 73,947													
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				0													
Stories Units	1.	1. 100																TOTAL JUST VALUE				244,743													
		0 100																NCON VALUE				0													
BUD8 Adjustme	05	DIST 1A 100																INCOME VALUE																	
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE				211,516													