



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
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	16	WD FR STUC 100		0900	01	5,252	117.8048	147.26	773,410	2005	2005	0	0	0	9.00	91.00	VALUATION BY															
Roof Structure	08	IRREGULAR 100		1 SNGL FAM - 100% - 2006										Heated Area: 4225					HX Base Yr 2006					STANDARD								
Roof Cover	03	COMP SHNGL 100																	Tax Group: 2					Tax Dist:								
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE					703,803								
Interior Floor	11	CLAY TILE 70																	TOTAL MARKET OB/XF VALUE					51,967								
Interior Floor	14	CARPET 30																	TOTAL LAND VALUE - MARKET					300,000								
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					1,055,770								
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					386,909								
Bedrooms	4	100																	ASSESSED VALUE					668,861								
Bathrooms	4	100																	TOTAL EXEMPTION VALUE					HX HB WR								
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE					613,861								
Stories	1.5	1.5 100																	TOTAL JUST VALUE					1,055,770								
Units	0	100																	NCON VALUE					0								
Occupancy	00	NONE 100																	INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE					1,027,268								