



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																		
Exterior Wall	30	VINYL 100	0320	11	1,109	168.3789	159.96	177,396	1983	2003	0	0	0	9.75	90.25	STANDARD																		
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0										Heated Area: 960					HX Base Yr					Tax Group: 2					Tax Dist:						
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					320,200																
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					1,516																
Interior Floor	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					800,000																
Interior Floor	14	CARPET 40											TOTAL MARKET VALUE					1,121,716																
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					410,337																
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					711,379																
Bedrooms		2 100											TOTAL EXEMPTION VALUE					0																
Bathrooms		1.5 100											BASE TAXABLE VALUE					711,379																
Bathrooms Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					1,121,716																
Stories	3.	3. 100											NCON VALUE					0																
Units		0 100											INCOME VALUE																					
BUD8 Adjustme	02	DIST FB 100																PREVIOUS YEAR MKT VALUE					1,023,497											
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