



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	10	ABOVE AVG 100		0320	12	1,332	186.8568	177.51	236,443	1983	2000	0	0	0	11.00	89.00	VALUATION BY										STANDARD										
Roof Structure	03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2024										Heated Area: 1150										HX Base Yr										Tax Group: 2		Tax Dist:	
Roof Cover	03	COMP SHNGL 100																																BUILDING MARKET VALUE		210,434	
Interior Wall	05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE		871	
Interior Floor	14	CARPET 80																																TOTAL LAND VALUE - MARKET		150,000	
Interior Floor	08	SHT VINYL 20																																TOTAL MARKET VALUE		361,305	
Air Condition	03	CENTRAL 100																																SOH/AGL Deduction		0	
Heating Type	04	AIR DUCTED 100																																ASSESSED VALUE		361,305	
Bedrooms		2 100																																TOTAL EXEMPTION VALUE		0	
Bathrooms		2.5 100																																BASE TAXABLE VALUE		361,305	
Frame	07	SPECIAL 100																																TOTAL JUST VALUE		361,305	
Stories	3.	3. 100																																NCON VALUE		0	
Units		0 100																																INCOME VALUE			
BUD8 Adjustme	02	DIST FB 100																																PREVIOUS YEAR MKT VALUE		362,528	
</																																					