

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	PD	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	2700	11	1,953	149.9253	187.41	366,012	1900	1900	0	122	25	38.00	122.25	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 DUPLEX - 100% - 2021										Heated Area: 1858										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE									
Interior Floor	12	HARDWOOD 70																					TOTAL LAND VALUE - MARKET									
Interior Floor	08	SHT VINYL 30																					TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE									
Bedrooms	3	100																					TOTAL EXEMPTION VALUE									
Bathrooms	2	100																					BASE TAXABLE VALUE									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE									
Stories	2.	2. 100																					NCON VALUE									
Units	0	100																					INCOME VALUE									
BUD8 Adjustme	02	DIST FB 100																					PREVIOUS YEAR MKT VALUE									