

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	05	AVERAGE 100								0100	01	1,402	113.3600	107.69	150,981	1990	1990	0	0	0	15.50	84.50	VALUATION BY								STANDARD														
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 1300										HX Base Yr															
Roof Cover	03	COMP SHNGL 100								BAS 1993																				Tax Group: 6								Tax Dist:							
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE								127,579							
Interior Floo	14	CARPET 90																												TOTAL MARKET OB/XF VALUE								3,108							
Interior Floo	08	SHT VINYL 10																												TOTAL LAND VALUE - MARKET								80,700							
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE								211,387							
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction								19,555							
Bedrooms		3 100																												ASSESSED VALUE								191,832							
Bathrooms		2 100																												TOTAL EXEMPTION VALUE								0							
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE								191,832							
Stories	1.	1. 100																												TOTAL JUST VALUE								211,387							
Units		0 100																												NCON VALUE								0							
Occupancy	00	NONE 100																												INCOME VALUE															
										PREVIOUS YEAR MKT VALUE								205,484																											