



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6																	
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	20	FACE BRICK 100	0100	01	1,945	109.7600	104.27	202,805	1978	1988	0	0	0	25.25	74.75	VALUATION BY										STANDARD																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1676										HX Base Yr										Tax Group: 6										Tax Dist:									
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE										151,597																													
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										2,611																													
Interior Floop	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET										151,850																													
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										204,122																													
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										503																													
Bedrooms	3	100											ASSESSED VALUE										203,619																													
Bathrooms	2	100											TOTAL EXEMPTION VALUE										0																													
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										203,619																													
Stories	1.	1. 100											TOTAL JUST VALUE										306,058																													
Units	0	100											NCON VALUE										0																													
Occupancy	00	NONE 100											INCOME VALUE																																							
			PREVIOUS YEAR MKT VALUE										299,714																																							