



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 3										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										STANDARD																										
Exterior Wall	05	AVERAGE 100		0100	01	437	100.9800	95.93	41,921	1975	1975	0	0	0	19.25	80.75	VALUATION BY										TAX DIST:																										
Roof Structur	03	GABLE/HIP 100		2 SINGLE FAM - 0% - 0										Heated Area: 437										HX Base Yr										BUILDING MARKET VALUE										67,441									
Roof Cover	02	ROLL COMP 100																																TOTAL MARKET OB/XF VALUE										74,797									
Interior Wall	05	DRYWALL 100																																TOTAL LAND VALUE - MARKET										231,000									
Interior Floo	14	CARPET 100																																TOTAL MARKET VALUE										373,238									
Air Condition	01	NONE 100																																SOH/AGL Deduction										103,440									
Heating Type	02	CONVECTION 100																																ASSESSED VALUE										269,798									
Bedrooms		2 100																																TOTAL EXEMPTION VALUE										0									
Bathrooms		1 100																																BASE TAXABLE VALUE										269,798									
Frame	02	WOOD FRAME 100																																TOTAL JUST VALUE										373,238									
Stories	1.	1. 100																																NCON VALUE										0									
Units		0 100																																INCOME VALUE																			
BUD8 Adjustme	06	DIST 1D 100																																PREVIOUS YEAR MKT VALUE										364,502									
Occupancy	00	NONE 100																																																			

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