



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	VALUATION BY										STANDARD																											
Exterior Wall	16	WD FR STUC 100										0900	01	2,380	106.3202	132.90	316,302	2007	2007	0	0	0	8.00	92.00	Tax Group: 4										Tax Dist:																										
Roof Structur	08	IRREGULAR 100										1 SNGL FAM - 0% - 0										Heated Area: 2036										HX Base Yr										BUILDING MARKET VALUE										290,998									
Roof Cover	03	COMP SHNGL 100																																								TOTAL MARKET OB/XF VALUE										6,379									
Interior Wall	05	DRYWALL 100																																								TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	14	CARPET 60																																								TOTAL MARKET VALUE										382,377									
Interior Floo	11	CLAY TILE 40																																								SOH/AGL Deduction										74,695									
Air Condition	03	CENTRAL 100																																								ASSESSED VALUE										307,682									
Heating Type	04	AIR DUCTED 100																																								TOTAL EXEMPTION VALUE										0									
Bedrooms		3 100																																								BASE TAXABLE VALUE										307,682									
Bathrooms		2 100																																								TOTAL JUST VALUE										382,377									
Bathrooms		2 100																																								NCON VALUE										0									
Frame	02	WOOD FRAME 100																																								INCOME VALUE																			
Stories	1.	1. 100																																								PREVIOUS YEAR MKT VALUE										369,412									
Units		0 100																																																											
Occupancy	00	NONE 100																																																											
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