

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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 50	0900	01	2,088	110.7400	138.42	289,021	1976	1985	0	0	0	22.75	77.25	VALUATION BY		STANDARD														
Exterior Wall	19	COMMON BRK 50	1 SNGL FAM - 0% - 0										Heated Area: 1833					HX Base Yr					Tax Group: 2		Tax Dist:							
Roof Structure	01	FLAT 100	BAS 1993 UGR 1993 FUS 1993										BUILDING MARKET VALUE					223,269														
Roof Cover	04	BUILT-UP 100											TOTAL MARKET OB/XF VALUE					7,310														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					225,000														
Interior Floo	08	SHT VINYL 50											TOTAL MARKET VALUE					455,579														
Interior Floo	14	CARPET 50											SOH/AGL Deduction					30,162														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					425,417														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					0														
Bedrooms	3	100											BASE TAXABLE VALUE					425,417														
Bathrooms	2	100											TOTAL JUST VALUE					455,579														
Frame	03	MASONRY 100											NCON VALUE					0														
Stories	2.	100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					445,578																								
BUD8 Adjustme	02	DIST FB 100	<																													