



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 100	0100	01	2,128	115.1451	109.39	232,782	2017	2017	0	0	0	2.50	97.50	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1836					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					226,962														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					2,658														
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET					75,000														
Interior Floo	11	CLAY TILE 30											TOTAL MARKET VALUE					304,620														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					43,252														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					261,368														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					0														
Bathrooms		2 100											BASE TAXABLE VALUE					261,368														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					304,620														
Stories	1.	1. 100	NCON VALUE					0																								
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					293,155																								