

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		15		CONC BLOCK 100		0100		01		1,273		125.5800		119.30		151,869		1975		2005		0		0		0		9.00		91.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		- 0%		- 0				Heated Area: 1248				HX Base Yr												Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					138,201				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					154				
Interior Floo		13		LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET					21,000				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					159,355				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					45,111				
Bedrooms		3		100																												ASSESSED VALUE					114,244				
Bathrooms		2		100																												TOTAL EXEMPTION VALUE					0				
Frame		03		MASONRY 100																												BASE TAXABLE VALUE					114,244				
Stories		1.		1. 100																												TOTAL JUST VALUE					159,355				
Units		0		100																												NCON VALUE					0				
BUD8 Adjustme		06		DIST 1D 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					118,314				