



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2	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	06	BD/BATTEN 100	0100	01	1,878	111.7200	106.13	199,312	1983	1983	0	0	0	30.00	70.00	VALUATION BY										STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 1680					HX Base Yr					Tax Group: 6										Tax Dist:				
Roof Cover	01	MINIMUM 100											BUILDING MARKET VALUE										219,978														
Interior Wall	04	PLYWOOD 100											TOTAL MARKET OB/XF VALUE										23,593														
Interior Floor	15	HARDTILE 100											TOTAL LAND VALUE - MARKET										163,500														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										327,070														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										0														
Bedrooms	2	2 100											ASSESSED VALUE										327,070														
Bathrooms	2	2 100											TOTAL EXEMPTION VALUE										0														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										327,070														
Stories	1.	1. 100											TOTAL JUST VALUE										407,071														
Units	0	0 100											NCON VALUE										0														
BUD8 Adjustme	06	DIST 1D 100											INCOME VALUE																								
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										383,567														
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