



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	PAGE 1 of 1										
Exterior Wall	15	CONC BLOCK 80	0100	01	1,927	101.3320	96.27	185,512	1980	1987	0	0	0	17.65	82.35	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2004												Heated Area: 1408											
Roof Structur	03	GABLE/HIP 100	HX Base Yr 2004																							
Roof Cover	12	MODULAR MT 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 90																								
Interior Floo	08	SHT VINYL 10																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	2	100																								
Frame	03	MASONRY 100																								
Stories	1.	1. 100																								
Units	0	100																								
Occupancy	00	NONE 100																								
																	VALUATION BY									
																	STANDARD									
																	Tax Group: 6									
																	Tax Dist:									
																	BUILDING MARKET VALUE									
																	152,769									
																	TOTAL MARKET OB/XF VALUE									
																	16,852									
																	TOTAL LAND VALUE - MARKET									
																	72,000									
																	TOTAL MARKET VALUE									
																	241,621									
																	SOH/AGL Deduction									
																	111,407									
																	ASSESSED VALUE									
																	130,214									
																	TOTAL EXEMPTION VALUE									
																	HX HB									
																	50,000									
																	BASE TAXABLE VALUE									
																	80,214									
																	TOTAL JUST VALUE									
																	241,621									
																	NCON VALUE									
																	0									
																	INCOME VALUE									
																	PREVIOUS YEAR MKT VALUE									
																	235,202									
																	</									