



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												PAGE 1 of 1	4										
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	05	AVERAGE 100			0900	01	3,263	93.0810	116.35	379,650	1990	2005	0	0	0	8.50	91.50	VALUATION BY			STANDARD																			
Roof Structur	08	IRREGULAR 100			1 SNGL FAM - 100% - 2018												Heated Area: 2652												HX Base Yr 2018											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE												347,380											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE												28,898											
Interior Floo	12	HARDWOOD 50															TOTAL LAND VALUE - MARKET												225,000											
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE												601,278											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction												234,630											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE												366,648											
Bedrooms		3 100															TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms		2 100															BASE TAXABLE VALUE												316,648											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE												601,278											
Stories	2.	2. 100															NCON VALUE												0											
Units		0 100															INCOME VALUE																							
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE												561,562											