

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		15	CONC BLOCK 100		0100	01	1,356	98.8000	93.86	127,274	1961	1985	0	0	0	19.00	81.00	STANDARD																					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1981										Heated Area: 1332					HX Base Yr 1981					VALUATION BY					TAX DIST:					STANDARD				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					103,092														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					611														
Interior Floor		08	SHT VINYL 100																	TOTAL LAND VALUE - MARKET					80,000														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					183,703														
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					122,585														
Bedrooms			2 100																	ASSESSED VALUE					61,118														
Bathrooms			1 100																	TOTAL EXEMPTION VALUE					HX HB 36,118														
Frame		03	MASONRY 100																	BASE TAXABLE VALUE					25,000														
Stories		1.	1. 100																	TOTAL JUST VALUE					183,703														
Units			0 100																	NCON VALUE					0														
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					193,965																													