

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	19	COMMON BRK 100	0100	01	2,860	96.8200	91.98	263,063	1936	1950	0	0	0	46.50	53.50	STANDARD																					
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 2574					HX Base Yr					VALUATION BY					TAX DIST:					STANDARD				
Roof Cover	03	COMP SHNGL 100	14 45 20 UST 1993 20 14 46 BAS 1993 46 36 BAS 2001 36 45 20 25 10 FOP 2012 10 FSP 2012 25 10 14 20 25															BUILDING MARKET VALUE					140,739														
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					25,249														
Interior Floor	03	CONC FINSH 100																TOTAL LAND VALUE - MARKET					166,850														
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					332,838														
Heating Type	01	NONE 100																SOH/AGL Deduction					150,635														
Bedrooms		2 100																ASSESSED VALUE					182,203														
Bathrooms		1 100																TOTAL EXEMPTION VALUE					HX HB 50,000														
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					132,203														
Stories	1.	1. 100																TOTAL JUST VALUE					332,838														
Units		0 100																NCON VALUE					0														
Occupancy	00	NONE 100	INCOME VALUE																																		
			PREVIOUS YEAR MKT VALUE					327,847																													