

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	6															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND	VALUATION SUMMARY												STANDARD																	
Exterior Wall	05	AVERAGE 100		0100	01	1,792	123.7500	117.56	210,668	1998	1999	0	0	0	11.75	88.25	VALUATION BY					Tax Group: 6					Tax Dist:																			
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1999												Heated Area: 1696					HX Base Yr 1999					BUILDING MARKET VALUE					185,915															
Roof Cover	03	COMP SHNGL 100		48 32 32 48 16 32 16 32 10 10 16 32 BAS 1998 BAS 2003 FOP 1998												TOTAL MARKET OB/XF VALUE															3,615															
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET															145,400														
Interior Floor	11	CLAY TILE 50															TOTAL MARKET VALUE															227,083														
Interior Floor	14	CARPET 50															SOH/AGL Deduction															126,926														
Air Condition	03	CENTRAL 100															ASSESSED VALUE															100,157														
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE					HX HB										50,000														
Bedrooms		2 100															BASE TAXABLE VALUE															50,157														
Bathrooms		2 100															TOTAL JUST VALUE															334,930														
Frame	02	WOOD FRAME 100															NCON VALUE																													