

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																										
Exterior Wall	20	FACE BRICK 100	0500	01	2,128	114.1700	171.26	364,441	2014	2014	0	0	0	6.75	93.25	Tax Group: 4										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023										Heated Area: 1705										HX Base Yr										BUILDING MARKET VALUE										339,841									
Roof Cover	03	COMP SHNGL 100																															TOTAL MARKET OB/XF VALUE										45,757									
Interior Wall	05	DRYWALL 100																															TOTAL LAND VALUE - MARKET										116,000									
Interior Floo	11	CLAY TILE 50																															TOTAL MARKET VALUE										501,598									
Interior Floo	13	LVT/LAMNT 50																															SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																															ASSESSED VALUE										501,598									
Heating Type	04	AIR DUCTED 100																															TOTAL EXEMPTION VALUE										0									
Bedrooms		3 100																															BASE TAXABLE VALUE										501,598									
Bathrooms		2 100																															TOTAL JUST VALUE										501,598									
Frame	02	WOOD FRAME 100																															NCON VALUE										0									
Stories	1.	1. 100																															INCOME VALUE																			
Units		0 100																															PREVIOUS YEAR MKT VALUE										488,046									
Occupancy	00	NONE 100																																																		