



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1		4																																							
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																										
Exterior Wall	17	CB STUCCO 100										0900	01	2,340	103.8996	129.87	303,896	1973	1990	0	0	0	16.50	83.50	Tax Group: 4										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100										1 SNGL FAM - 100% - 2014										Heated Area: 1800										HX Base Yr 2014										BUILDING MARKET VALUE										253,753									
Roof Cover	03	COMP SHNGL 100																														TOTAL MARKET OB/XF VALUE										1,205																			
Interior Wall	04	PLYWOOD 50																														TOTAL LAND VALUE - MARKET										339,000																			
Interior Wall	05	DRYWALL 50																														TOTAL MARKET VALUE										593,958																			
Interior Floo	14	CARPET 80																														SOH/AGL Deduction										223,720																			
Interior Floo	11	CLAY TILE 20																														ASSESSED VALUE										370,238																			
Air Condition	03	CENTRAL 100																														TOTAL EXEMPTION VALUE										HX HB 50,000																			
Heating Type	04	AIR DUCTED 100																														BASE TAXABLE VALUE										320,238																			
Bedrooms		3 100																														TOTAL JUST VALUE										593,958																			
Bathrooms		2.5 100																														NCON VALUE										0																			
Frame		N/A 100																														INCOME VALUE																													
Stories	2.	2. 100																														PREVIOUS YEAR MKT VALUE										570,246																			
Units		0 100																																																											
Occupancy	00	NONE 100																																																											