



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
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	10	ABOVE AVG 100	0100	01	2,097	117.5020	111.63	234,088	2016	2016	0	0	0	3.00	97.00	Tax Group: 1	Tax Dist:																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 1856					HX Base Yr					BUILDING MARKET VALUE										227,065									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE										4,518									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET										40,000									
Interior Floo	14	CARPET 60																					TOTAL MARKET VALUE										271,583									
Interior Floo	08	SHT VINYL 40																					SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE										271,583									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE										0									
Bedrooms		4 100																					BASE TAXABLE VALUE										271,583									
Bathrooms		2 100																					TOTAL JUST VALUE										271,583									
Bathrooms		2 100																					NCON VALUE										0									
Frame	02	WOOD FRAME 100																					INCOME VALUE																			
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE										261,392									
Units		0 100																																								
Occupancy	00	NONE 100																																								