



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																
Exterior Wall	05	AVERAGE 80	0900	01	1,688	125.5800	165.77	279,820	1989	1989	0	0	0	16.30	83.70	Tax Group: 8																
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 0% - 2025										Heated Area: 1436										Tax Dist:									
Roof Structure	03	GABLE/HIP 100																					234,209									
Roof Cover	03	COMP SHNGL 100																					7,530									
Interior Wall	05	DRYWALL 100																					200,000									
Interior Floor	14	CARPET 80																					441,739									
Interior Floor	08	SHT VINYL 20																					0									
Air Condition	03	CENTRAL 100																					441,739									
Heating Type	04	AIR DUCTED 100																					0									
Bedrooms	3	100																					441,739									
Bathrooms	2	100																					441,739									
Frame	02	WOOD FRAME 100																					0									
Stories	1.	1. 100																					441,739									
Units	0	100																					441,739									
Occupancy	00	NONE 100																					0									
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE												
																				380,290												