



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																	
Exterior Wall	10	ABOVE AVG 50								2800	01	2,764	123.3600	160.37	443,263	1997	2007	0	0	0	8.25	91.75	VALUATION BY																
Exterior Wall	23	REINF CONC 50								1 TRI PLEX - 49.2% - 2020										Heated Area: 2700										HX Base Yr 2020									
Roof Structure	03	GABLE/HIP 100																												STANDARD									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 2									
Interior Wall	05	DRYWALL 100																												Tax Dist:									
Interior Floor	15	HARDTILE 100																												BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																												TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																												TOTAL LAND VALUE - MARKET									
Bedrooms		5 100																												TOTAL MARKET VALUE									
Bathrooms		5 100																												SOH/AGL Deduction									
Bathrooms		5 100																												ASSESSED VALUE									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																												BASE TAXABLE VALUE									
Units		0 100																												TOTAL JUST VALUE									
Occupancy	00	NONE 100																		NCON VALUE																			
																						INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE																	
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