



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	STANDARD																			
Exterior Wall	05	AVERAGE		100	0900	01	1,459	116.7390	154.10	224,832	1989	1989	0	0	16.00	84.00	VALUATION BY																	
Roof Structur	03	GABLE/HIP		100	1 SNGL FAM - 100% - 2008										Heated Area: 1239										Tax Group: 2									
Roof Cover	03	COMP SHNGL		100											HX Base Yr 2008										Tax Dist:									
Interior Wall	05	DRYWALL		100																					BUILDING MARKET VALUE									
Interior Floo	14	CARPET		80																					TOTAL MARKET OB/XF VALUE									
Interior Floo	08	SHT VINYL		20																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL		100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED		100																					SOH/AGL Deduction									
Bedrooms		3		100																					ASSESSED VALUE									
Bathrooms		2		100																					TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME		100																					BASE TAXABLE VALUE									
Stories	1.	1.		100																					TOTAL JUST VALUE									
Units		0		100																					NCON VALUE									
Occupancy	00	NONE		100																					INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									