



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	10	ABOVE AVG 90	2700	01	1,678	123.2000	162.62	272,876	1989	2005	0	0	0	9.53	90.47	VALUATION BY		STANDARD									
Exterior Wall	20	FACE BRICK 10	1 DUPLEX - 0% - 0													Tax Group: 2		Tax Dist:									
Roof Structure	03	GABLE/HIP 100	Heated Area: 1616															246,871									
Roof Cover	03	COMP SHNGL 100																4,891									
Interior Wall	05	DRYWALL 100																151,200									
Interior Floor	13	LVT/LAMNT 100																402,962									
Air Condition	03	CENTRAL 100																108,783									
Heating Type	04	AIR DUCTED 100																294,179									
Bedrooms		4 100																0									
Bathrooms		2 100																294,179									
Frame	02	WOOD FRAME 100																402,962									
Stories	1.	1. 100																0									
Units		0 100																INCOME VALUE									
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE									
																		363,460									