



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	12	CEDAR 100		0500	01	3,252	115.1472	181.93	591,636	1974	1989	0	0	0	17.50	82.50	VALUATION BY																
Roof Structure	03	GABLE/HIP 100		1 SFR CUST - 100% - 2015										Heated Area: 2860										Tax Group: 5									
Roof Cover	03	COMP SHNGL 100																						Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floor	12	HARDWOOD 60																						TOTAL MARKET OB/XF VALUE									
Interior Floor	11	CLAY TILE 40																						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		3 100																						TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories	1.5	1.5 100																						TOTAL JUST VALUE									
Units	0	100																						NCON VALUE									
BUD8 Adjustme	05	DIST 1A 100																						INCOME VALUE									
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE									