



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	PAGE 1 of 1																																																																																																										
Exterior Wall		20	FACE BRICK 100		0900	01	2,965	113.3264	149.59	443,534	1996	2001	0	0	0	17.25	82.75	VALUATION BY STANDARD																																																																																																										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 1997										Heated Area: 2695				HX Base Yr 1997																																																																																																									
Roof Cover		03	COMP SHNGL 100		10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										VALUATION SUMMARY																																																																																																													
Interior Wall		05	DRYWALL 100												10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										Tax Group: 6										Tax Dist:																																																																																									
Interior Floo		14	CARPET 80																						10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										BUILDING MARKET VALUE										367,024																																																																															
Interior Floo		11	CLAY TILE 20																																10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										TOTAL MARKET OB/XF VALUE										31,488																																																																					
Air Condition		03	CENTRAL 100																																										10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										TOTAL LAND VALUE - MARKET										170,780																																																											
Heating Type		04	AIR DUCTED 100																																																				10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										TOTAL MARKET VALUE										473,658																																																	
Bedrooms			4 100																																																														10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										SOH/AGL Deduction										290,361																																							
Bathrooms			2.5 100																																																																								10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										ASSESSED VALUE										183,297																													
Frame		02	WOOD FRAME 100																																																																																		10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										TOTAL EXEMPTION VALUE										HX HB WX		55,722																	
Stories		2.	2. 100																																																																																												10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										BASE TAXABLE VALUE										127,575									
Units		0	0 100																																																																																																						10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49										TOTAL JUST VALUE									
Occupancy		00	NONE 100												10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49																																																																																																				NCON VALUE									
					10 44 44 10 46 46 46 46 37 37 37 37 10 46 46 10 48 48 48 48 10 46 46 10 49 49 49 49 18 18 18 18 49 49 49 49																				INCOME VALUE																																																																																																			
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