



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 2										3						
Exterior Wall	03	BELOW AVG. 100	0100	01	508	88.0000	88.00	44,704	1947	1947	0	10	0	50.00	40.00	VALUATION SUMMARY										STANDARD						
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 424					HX Base Yr					VALUATION BY					TAX DIST:				
Roof Cover	01	MINIMUM 100											BUILDING MARKET VALUE					49,585														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					2,000														
Interior Floor	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET					126,750														
Air Condition	01	NONE 100											TOTAL MARKET VALUE					178,335														
Heating Type	02	CONVECTION 100											SOH/AGL Deduction					9,916														
Bedrooms	2	100											ASSESSED VALUE					168,419														
Bathrooms	1	100											TOTAL EXEMPTION VALUE					0														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					168,419														
Stories	1.	1. 100											TOTAL JUST VALUE					178,335														
Units	0	100											NCON VALUE					0														
BUD8 Adjustme	03	DIST HI 100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					153,108														

TROUILLE BILLY JR/TROUILLE TERRY
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