



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																													
Exterior Wall	05	AVERAGE 70								0100	01	2,144	110.0001	110.00	235,840	2005	2005	0	0	0	9.33	90.67	VALUATION BY																												
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 0% - 2023										Heated Area: 1880										HX Base Yr																					
Roof Structure	03	GABLE/HIP 100																		BUILDING MARKET VALUE										213,836																					
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										3,931																					
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										50,000																					
Interior Floor	14	CARPET 80																		TOTAL MARKET VALUE										267,767																					
Interior Floor	08	SHT VINYL 20																		SOH/AGL Deduction										0																					
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										267,767																					
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0																					
Bedrooms	4	100																		BASE TAXABLE VALUE										267,767																					
Bathrooms	2	100																		TOTAL JUST VALUE										267,767																					
Frame	02	WOOD FRAME 100																		BAS 2005										NCON VALUE										0											
Stories	1.	1. 100																		FOP 2005										INCOME VALUE										0											
Units	0	100																		FGR 2005										PREVIOUS YEAR MKT VALUE										258,693											
Occupancy	00	NONE 100																																																	