

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	VALUATION BY										STANDARD																										
Exterior Wall	03	BELOW AVG. 100	0100	01	874	83.1060	83.11	72,638	1962	1962	0	0	0	50.00	50.00	Tax Group: 6										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 832										HX Base Yr										BUILDING MARKET VALUE										36,319									
Roof Cover	03	COMP SHNGL 100																															TOTAL MARKET OB/XF VALUE										0									
Interior Wall	04	PLYWOOD 100																															TOTAL LAND VALUE - MARKET										31,500									
Interior Floo	08	SHT VINYL 100																															TOTAL MARKET VALUE										67,819									
Air Condition	01	NONE 100																															SOH/AGL Deduction										10,202									
Heating Type	02	CONVECTION 100																															ASSESSED VALUE										57,617									
Bedrooms		2 100																															TOTAL EXEMPTION VALUE										0									
Bathrooms		1 100																															BASE TAXABLE VALUE										57,617									
Frame	02	WOOD FRAME 100																															TOTAL JUST VALUE										67,819									
Stories	1.	1. 100																															NCON VALUE										0									
Units		0 100																															INCOME VALUE																			
Occupancy	00	NONE 100																															PREVIOUS YEAR MKT VALUE										59,001									