



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	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 70	0100	01	2,171	110.6420	110.64	240,199	2015	2015	0	0	0	4.15	95.85	VALUATION BY																
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2016										Heated Area: 1845					HX Base Yr 2016					STANDARD									
Roof Structure	03	GABLE/HIP 100											Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										230,231									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										8,329									
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	11	CLAY TILE 30											TOTAL MARKET VALUE										323,560									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										113,383									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										210,177									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB					50,722				
Bathrooms	2	100											BASE TAXABLE VALUE										159,455									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										323,560									
Stories	1.	1. 100											NCON VALUE										0									
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										314,239																			