



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 100								0100	01	1,237	98.5800	98.58	121,943	1943	1960	0	0	0	23.25	76.75	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 0														Heated Area: 1108							
Roof Cover	01	MINIMUM 100								HX Base Yr 1987														STANDARD							
Interior Wall	05	DRYWALL 100																						Tax Group: 6							
Interior Floop	09	PINE WOOD 100																						Tax Dist:							
Air Condition	02	WINDOW 100																						BUILDING MARKET VALUE							
Heating Type	03	FORCED AIR 100																						TOTAL MARKET OB/XF VALUE							
Bedrooms	3	100																						TOTAL LAND VALUE - MARKET							
Bathrooms	1	100																						TOTAL MARKET VALUE							
Frame	02	WOOD FRAME 100																						SOH/AGL Deduction							
Stories	1.	1. 100																						ASSESSED VALUE							
Units	0	100																						TOTAL EXEMPTION VALUE							
BUD8 Adjustme	06	DIST 1D 100																						HX HB							
Occupancy	00	NONE 100																						BASE TAXABLE VALUE							
																								TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							