



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	17	CB STUCCO 100								0100	01	2,204	131.2955	131.30	289,385	1997	1997	0	0	0	13.50	86.50	VALUATION BY																		
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0												STANDARD																			
Roof Cover	03	COMP SHNGL 100								Heated Area: 1806												HX Base Yr																			
Interior Wall	05	DRYWALL 100																				Tax Group: 4										Tax Dist:									
Interior Floor	14	CARPET 50																				BUILDING MARKET VALUE										250,318									
Interior Floor	15	HARDTILE 50																				TOTAL MARKET OB/XF VALUE										52,200									
Air Condition	03	CENTRAL 100																				TOTAL LAND VALUE - MARKET										250,000									
Heating Type	04	AIR DUCTED 100																				TOTAL MARKET VALUE										552,518									
Bedrooms		3 100																				SOH/AGL Deduction										86,237									
Bathrooms		3 100																				ASSESSED VALUE										466,281									
Frame	02	WOOD FRAME 100																				TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100																				BASE TAXABLE VALUE										466,281									
Units		0 100																				TOTAL JUST VALUE										552,518									
Occupancy	00	NONE 100								NCON VALUE										0																					
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										442,883									
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