



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	31	HARDIE BRD 100								0900	01	1,956	108.7800	143.59	280,862	2004	2004	0	0	0	9.75	90.25	VALUATION BY																
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2025										Heated Area: 1476										STANDARD									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2025										Tax Group: 4									
Interior Wall	05	DRYWALL 100																												Tax Dist:									
Interior Floor	14	CARPET 70																												BUILDING MARKET VALUE									
Interior Floor	08	SHT VINYL 30																												TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms		3 100																												SOH/AGL Deduction									
Bathrooms		2 100																												ASSESSED VALUE									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																												HX HB DX									
Units	0	0 100																												BASE TAXABLE VALUE									
Occupancy	00	NONE 100																												TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									