



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	16	WD FR STUC 100								0900	01	1,936	118.1880	156.01	302,035	1997	2002	0	0	0	11.00	89.00	VALUATION BY																																						
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2006										Heated Area: 1675										HX Base Yr 2006										STANDARD																					
Roof Cover	13	STAND SEAM 100																																						Tax Group: 4								Tax Dist:													
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE								268,811													
Interior Floor	14	CARPET 80																																						TOTAL MARKET OB/XF VALUE								33,700													
Interior Floor	11	CLAY TILE 20																																						TOTAL LAND VALUE - MARKET								85,000													
Air Condition	03	CENTRAL 100																																						TOTAL MARKET VALUE								387,511													
Heating Type	04	AIR DUCTED 100																																						SOH/AGL Deduction								214,544													
Bedrooms		3 100																																						ASSESSED VALUE								172,967													
Bathrooms		2 100																																						TOTAL EXEMPTION VALUE								HX HB 50,722													
Frame	02	WOOD FRAME 100																																						BASE TAXABLE VALUE								122,245													
Stories	1.	1. 100																																						TOTAL JUST VALUE								387,511													
Units		0 100																																						NCON VALUE								0													
Occupancy	00	NONE 100																																						INCOME VALUE																					
																																										PREVIOUS YEAR MKT VALUE										367,083									