

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		02		WALL BOARD 100		0100		01		948		85.3200		85.32		80,883		1955		1955		0		0		50.00		50.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100%		- 0		Heated Area: 818				HX Base Yr														Tax Group: 4					Tax Dist:				
Roof Cover		02		ROLL COMP 100																										BUILDING MARKET VALUE					40,442				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		08		SHT VINYL 100																										TOTAL LAND VALUE - MARKET					114,665				
Air Condition		02		WINDOW 100																										TOTAL MARKET VALUE					155,107				
Heating Type		02		CONVECTION 100																										SOH/AGL Deduction					115,986				
Bedrooms				3 100																										ASSESSED VALUE					39,121				
Bathrooms				1 100																										TOTAL EXEMPTION VALUE					HX HB WX 30,000				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					9,121				
Stories		1.		1. 100																										TOTAL JUST VALUE					155,107				
Units				0 100																										NCON VALUE					0				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					146,338				