



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	PAGE 1 of 1																
Exterior Wall	12	CEDAR 100		0100	01	1,249	145.3048	145.30	181,480	1986	1990	0	0	0	17.00	83.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2024										Heated Area: 1172					HX Base Yr					STANDARD									
Roof Cover	12	MODULAR MT 100																						Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 80																						BUILDING MARKET VALUE					150,628				
Interior Wall	06	CUST PANEL 20																						TOTAL MARKET OB/XF VALUE					22,810				
Interior Floo	13	LVT/LAMNT 50																						TOTAL LAND VALUE - MARKET					85,000				
Interior Floo	14	CARPET 50																						TOTAL MARKET VALUE					258,438				
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE					258,438				
Bedrooms	2	100																						TOTAL EXEMPTION VALUE					0				
Bathrooms	2	100																						BASE TAXABLE VALUE					258,438				
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE					258,438				
Stories	1.	1. 100																						NCON VALUE					0				
Units	0	100																						INCOME VALUE									
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE					241,879				
Occupancy	00	NONE 100																						OWNER ALSO OWNS LOT 16- THAT HAS A GARAGE/AOF/CPRT									