

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	20	FACE BRICK 100		0900	01	2,868	106.5960	140.71	403,556	1999	1999	0	0	0	18.75	81.25	STANDARD												
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2000														Heated Area: 2391											
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2000											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	08	SHT VINYL 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											

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																						VALUATION BY					STANDARD					
																						Tax Group: 4					Tax Dist:					
																						BUILDING MARKET VALUE					327,889					
																						TOTAL MARKET OB/XF VALUE					35,449					
																						TOTAL LAND VALUE - MARKET					315,000					
																						TOTAL MARKET VALUE					678,338					
																						SOH/AGL Deduction					262,153					
																						ASSESSED VALUE					416,185					
																						TOTAL EXEMPTION VALUE					HX HB		50,722			
																						BASE TAXABLE VALUE					365,463					
																						TOTAL JUST VALUE					678,338					
																						NCON VALUE					0					
																						INCOME VALUE										
																						PREVIOUS YEAR MKT VALUE					665,064					
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM								MKT AREA										04														
NEIGHBORHOOD/LOC		4031.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											