



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	10	ABOVE AVG 100								0100	01	1,853	118.5800	118.58	219,729	2016	2016	0	0	0	3.50	96.50	VALUATION BY																														
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														Heated Area: 1599								HX Base Yr								STANDARD													
Roof Cover	03	COMP SHNGL 100																														Tax Group: 1								Tax Dist:													
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								212,038													
Interior Floor	14	CARPET 60																														TOTAL MARKET OB/XF VALUE								4,458													
Interior Floor	08	SHT VINYL 40																														TOTAL LAND VALUE - MARKET								40,000													
Air Condition	03	CENTRAL 100																														TOTAL MARKET VALUE								256,496													
Heating Type	04	AIR DUCTED 100																														SOH/AGL Deduction								14,941													
Bedrooms		3 100																														ASSESSED VALUE								241,555													
Bathrooms		2 100																														TOTAL EXEMPTION VALUE								0													
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE								241,555													
Stories	1.	1. 100																														TOTAL JUST VALUE								256,496													
Units		0 100																														NCON VALUE								0													
Occupancy	00	NONE 100																														INCOME VALUE																					
																																						PREVIOUS YEAR MKT VALUE								246,983							
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