



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	16	WD FR STUC 100								0900	01	2,688	107.8560	149.92	402,985	2003	2003	0	0	0	11.00	89.00	VALUATION BY																		
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM 100% - 2020										Heated Area: 2128										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2020										Tax Group: 8											
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE											
Interior Floor	14	CARPET 80																												TOTAL MARKET OB/XF VALUE											
Interior Floor	08	SHT VINYL 20																												TOTAL LAND VALUE - MARKET											
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction											
Bedrooms	3	100																												ASSESSED VALUE											
Bathrooms	2	100																												TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE											
Stories	1.	1. 100																												TOTAL JUST VALUE											
Units	0	100																												NCON VALUE											
Occupancy	00	NONE 100																												INCOME VALUE											
																						PREVIOUS YEAR MKT VALUE										522,249									