



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	23	REINF CONC 100								0500	11	6,237	157.6240	261.66	1,631,973	2012	2012		0	0	0	6.50	93.50	VALUATION BY									
Roof Structur	12	REINFO/CON 100								1 SFR CUST 0% - 0														Heated Area: 4934 HX Base Yr									
Roof Cover	04	BUILT-UP 100																						Tax Group: 2									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floo	10	TERRAZZO 60																						BUILDING MARKET VALUE									
Interior Floo	12	HARDWOOD 40																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms		5 100																						SOH/AGL Deduction									
Bathrooms		5.5 100																						ASSESSED VALUE									
Frame	03	MASONRY 100																						TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																						BASE TAXABLE VALUE									
Units	0	0 100																						TOTAL JUST VALUE									
BUD8 Adjustme	02	DIST FB 100																						NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									
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