



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2		
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	0320	12	1,126	224.9447	236.19	265,950	1997	2007	0	0	0	9.00	91.00	VALUATION BY	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE 100% - 2023										Heated Area: 1088					HX Base Yr 2023					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	14 10 10 14 40 36 40 36 4 2 3 2 4 2 10 4 PTO 1997 BAS 1997 FOP 1997 FUS 1997 UOP 1997															BUILDING MARKET VALUE					242,014									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					528									
Interior Floo	14	CARPET 80																TOTAL LAND VALUE - MARKET					150,000									
Interior Floo	11	CLAY TILE 20																TOTAL MARKET VALUE					392,542									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					392,542									
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 51,411									
Bathrooms		2 100																BASE TAXABLE VALUE					341,131									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					392,542									
Stories	2.	2. 100																NCON VALUE					0									
Units		0 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE					386,403																								
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