

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	05	AVERAGE 60								0900	01	1,683	127.2600	176.89	297,706	1972	1995	0	0	0	14.85	85.15	VALUATION BY					STANDARD							
Exterior Wall	16	WD FR STUC 40								1 SNGL FAM 0% - 2023												Tax Group: 2					Tax Dist:								
Roof Structur	03	GABLE/HIP 100								Heated Area: 1035												BUILDING MARKET VALUE					253,497								
Roof Cover	13	STAND SEAM 100								HX Base Yr												TOTAL MARKET OB/XF VALUE					11,434								
Interior Wall	04	PLYWOOD 100																				TOTAL LAND VALUE - MARKET					975,000								
Interior Floo	08	SHT VINYL 70																				TOTAL MARKET VALUE					1,239,931								
Interior Floo	14	CARPET 30																				SOH/AGL Deduction					350,782								
Air Condition	03	CENTRAL 100																				ASSESSED VALUE					889,149								
Heating Type	04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE					0								
Bedrooms	3	100																				BASE TAXABLE VALUE					889,149								
Bathrooms	2	100																				TOTAL JUST VALUE					1,239,931								
Frame	07	SPECIAL 100																																	