



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	05	AVERAGE 100		0900	01	1,593	125.8100	174.88	278,584	1994	1994	0	0	0	15.00	85.00	VALUATION BY STANDARD																						
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM 100% - 2026										Heated Area: 1345										Tax Group: 2 Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 236,796															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 560															
Interior Floor	14	CARPET 80																						TOTAL LAND VALUE - MARKET 180,000															
Interior Floor	13	LVT/LAMNT 20																						TOTAL MARKET VALUE 417,356															
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 0															
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 417,356															
Bedrooms		3 100																						TOTAL EXEMPTION VALUE HX HB 51,411															
Bathrooms		2 100																						BASE TAXABLE VALUE 365,945															
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE 417,356															
Stories	1.	1. 100																						NCON VALUE 0															
Units	00	0 100																						INCOME VALUE															
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE 408,478															