



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	PAGE 1 of 1													
Exterior Wall	05	AVERAGE 80	0100	01	1,793	115.0800	120.83	216,648	2004	2004	0	0	0	10.30	89.70	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM 0% - 2023										Heated Area: 1543										STANDARD						
Roof Structur	03	GABLE/HIP 100											HX Base Yr										Tax Group: 4						
Roof Cover	03	COMP SHNGL 100																					Tax Dist:						
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE						
Interior Floo	14	CARPET 70																					TOTAL MARKET OB/XF VALUE						
Interior Floo	08	SHT VINYL 30																					TOTAL LAND VALUE - MARKET						
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE						
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction						
Bedrooms	4	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													