



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	12	CEDAR 100		0900	01	2,801	111.2832	154.68	433,259	1989	1989			0		18.00	82.00	VALUATION SUMMARY															
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM 100% - 0										Heated Area: 2640										HX Base Yr 1991									
Roof Cover	03	COMP SHNGL 100		11 5 16 30 24 50 24 6 30 50 6 30 6 PTO 2007 BAS 2007 OF 2007 BAS 1993 OF 1993 FUS 2007										VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE										355,272									
Interior Floor	13	LVT/LAMNT 60												TOTAL MARKET OB/XF VALUE										14,475									
Interior Floor	19	MARBLE 40												TOTAL LAND VALUE - MARKET										111,672									
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										481,419									
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										259,687									
Bedrooms	4	100												ASSESSED VALUE										221,732									
Bathrooms	3	100												TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE										170,321									
Stories	1.5	1.5 100												TOTAL JUST VALUE										481,419									
Units	0	100		NCON VALUE										0																			
Occupancy	00	NONE 100		INCOME VALUE																													
				PREVIOUS YEAR MKT VALUE										480,622																			