



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	10	ABOVE AVG 100	0500	11	2,747	145.5744	241.65	663,813	2001	2001	0	0	0	11.50	88.50	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 SFR CUST 0% - 0													STANDARD													
Roof Cover	03	COMP SHNGL 100	Heated Area: 2539													HX Base Yr													
Interior Wall	05	DRYWALL 100														Tax Group: 5													
Interior Floor	12	HARDWOOD 50														BUILDING MARKET VALUE													
Interior Floor	14	CARPET 50														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Bedrooms	3	100														SOH/AGL Deduction													
Bathrooms	3	100														ASSESSED VALUE													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													
Stories	2.	2. 100														BASE TAXABLE VALUE													
Units	0	100														TOTAL JUST VALUE													
																NCON VALUE													
																INCOME VALUE													
																PREVIOUS YEAR MKT VALUE													