



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	02	WALL BOARD 100	0100	01	2,010	78.4000	82.32	165,463	1919	1919	0	0	0	50.00	50.00	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1991										Heated Area: 1836					HX Base Yr 1991					STANDARD				
Roof Cover	03	COMP SHNGL 100																Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					82,732				
Interior Floor	09	PINE WOOD 100																TOTAL MARKET OB/XF VALUE					31,309				
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET					215,220				
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE					135,168				
Bedrooms		3 100																SOH/AGL Deduction					54,753				
Bathrooms		2 100																ASSESSED VALUE					80,415				
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE					HX HB WX 56,411				
Stories	1.	1. 100																BASE TAXABLE VALUE					24,004				
Units		0 100																TOTAL JUST VALUE					329,261				
BUD8 Adjustme	04	DIST 01 100																NCON VALUE					3,130				
Occupancy	00	NONE 100																INCOME VALUE									
			PREVIOUS YEAR MKT VALUE					322,631																			