

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	19	COMMON BRK 100				0900	01	2,451	101.0880	140.51	344,390	1966	1985	0	0	0	30.00	70.00	VALUATION BY		STANDARD					
Roof Structur	03	GABLE/HIP 100				1 SNGL FAM 100% - 0													Heated Area: 1925		HX Base Yr					
Roof Cover	03	COMP SHNGL 100				The floor plan shows a rectangular building footprint divided into three main sections labeled BAS 1993, FOP 1993, and FGR 1993. The overall width is 36 units at the top and 35 units at the bottom. The depth varies from 10 to 27 units. Specific internal dimensions include 10, 11, 16, 21, 22, 26, 27, 32, and 35.													BUILDING MARKET VALUE		241,073					
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		48,500					
Interior Floo	09	PINE WOOD 100																	TOTAL LAND VALUE - MARKET		1,571,900					
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE		341,828					
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction		159,446					
Bedrooms		3 100																	ASSESSED VALUE		182,382					
Bathrooms		2 100																	TOTAL EXEMPTION VALUE		HX HB WX		56,411			
Frame	03	MASONRY 100																	BASE TAXABLE VALUE		125,971					
Stories	1.	1. 100																	TOTAL JUST VALUE		1,861,473					
Units		0 100																	NCON VALUE		0					
BUD8 Adjustme	06	DIST 1D 100				INCOME VALUE																				
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE		1,074,558																		