



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		0100	01	1,933	107.8000	113.19	218,796	2016	2016	0	0	0	4.00	96.00	VALUATION BY		STANDARD										
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 0% - 2026													Heated Area: 1693		HX Base Yr										
Roof Cover	03	COMP SHNGL 100																Tax Group: 4		Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE		210,044									
Interior Floo	14	CARPET 60																TOTAL MARKET OB/XF VALUE		0									
Interior Floo	08	SHT VINYL 40																TOTAL LAND VALUE - MARKET		54,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE		264,044									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction		0									
Bedrooms		4 100																ASSESSED VALUE		264,044									
Bathrooms		2 100																TOTAL EXEMPTION VALUE		0									
Frame	03	MASONRY 100																BASE TAXABLE VALUE		264,044									
Stories	1.	1. 100																TOTAL JUST VALUE		264,044									
Units		0 100		NCON VALUE		0																							
Occupancy	00	NONE 100		INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE		260,666																							