



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																											
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																																											
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																																
Exterior Wall	16	WD FR STUC 100				0900	01	4,194	98.4720	136.88	574,075	2009	2009		0	0	8.00	92.00	Tax Group: 4										Tax Dist:																																
Roof Structure	08	IRREGULAR 100				1 SNGL FAM 100% - 2025												Heated Area: 3488												HX Base Yr 2025												BUILDING MARKET VALUE										528,149									
Roof Cover	03	COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE												3,748																			
Interior Wall	05	DRYWALL 100																												TOTAL LAND VALUE - MARKET												350,000																			
Interior Floor	14	CARPET 70																												TOTAL MARKET VALUE												881,897																			
Interior Floor	11	CLAY TILE 30																												SOH/AGL Deduction												396,383																			
Air Condition	03	CENTRAL 100																												ASSESSED VALUE												485,514																			
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE												HX HB 51,411																			
Bedrooms		4 100																												BASE TAXABLE VALUE												434,103																			
Bathrooms		3 100																												TOTAL JUST VALUE												881,897																			
Frame	02	WOOD FRAME 100																												NCON VALUE												0																			
Stories	2.	2. 100																												INCOME VALUE																															
Units	0	100																												PREVIOUS YEAR MKT VALUE												899,961																			
Occupancy	00	NONE 100																																																											