



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	12	CEDAR 100	0100	01	1,489	114.4440	120.17	178,933	1990	1990	0	0	0	17.50	82.50	VALUATION BY	STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0 Heated Area: 1224 HX Base Yr														Tax Group: 4	Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE	147,620											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE	2,517											
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET	81,200											
Interior Floor	13	LVT/LAMNT 10															TOTAL MARKET VALUE	231,337											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction	4,021											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE	227,316											
Bedrooms		2 100															TOTAL EXEMPTION VALUE	0											
Bathrooms		1.5 100															BASE TAXABLE VALUE	227,316											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE	231,337											
Stories	1.	1. 100															NCON VALUE	0											
Units	0	0 100															INCOME VALUE												
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE	215,156											