

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	26	AL SIDING 100		0100	01	817	104.5000	109.72	89,641	1960	1960	0	0	0	32.50	67.50	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 0% - 2024										Heated Area: 738				HX Base Yr				Tax Group: 6		Tax Dist:					
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE				60,508											
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				0											
Interior Floor	09	PINE WOOD 100												TOTAL LAND VALUE - MARKET				28,000											
Air Condition	01	NONE 100												TOTAL MARKET VALUE				88,508											
Heating Type	02	CONVECTION 100												SOH/AGL Deduction				0											
Bedrooms	2	100												ASSESSED VALUE				88,508											
Bathrooms	1	100												TOTAL EXEMPTION VALUE				0											
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE				88,508											
Stories	1.	1. 100												TOTAL JUST VALUE				88,508											
Units	0	100												NCON VALUE				0											
BUD8 Adjustme	06	DIST 1D 100		INCOME VALUE																									
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				83,256																					