



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	05	AVERAGE 100	0100	01	1,317	98.8000	103.74	136,626	1979	1979	0	0	0	18.75	81.25	VALUATION BY						STANDARD							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0													Heated Area: 1084					HX Base Yr								
Roof Cover	03	COMP SHNGL 100														Tax Group: 4					Tax Dist:								
Interior Wall	04	PLYWOOD 50														BUILDING MARKET VALUE					111,009								
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE					0								
Interior Floor	14	CARPET 100														TOTAL LAND VALUE - MARKET					199,800								
Air Condition	01	NONE 100														TOTAL MARKET VALUE					138,935								
Heating Type	02	CONVECTION 100														SOH/AGL Deduction					0								
Bedrooms		2 100														ASSESSED VALUE					138,935								
Bathrooms		1 100														TOTAL EXEMPTION VALUE					0								
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE					138,935								
Stories	1.	1. 100														TOTAL JUST VALUE					310,809								
Units		0 100														NCON VALUE					0								
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE													
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE					295,978								