



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1.5 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1993	1,365	103,086
UGR	484	45	1993	218	16,464
USP	175	30	1993	52	3,927
UST	220	45	1993	99	7,477
TOTALS	2,244			1,734	130,954

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,734	105.0000	110.25	191,174	1967	1967	0	0	0	31.50
1 SINGLE FAM 100% - 0 Heated Area: 1365 HX Base Yr 2002											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										130,954		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										215,954		
SOH/AGL Deduction										126,077		
ASSESSED VALUE										89,877		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										38,466		
TOTAL JUST VALUE										215,954		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										214,880		