



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	PAGE 1 of 1												
Exterior Wall	16	WD FR STUC 100		0900	01	3,426	103.2240	143.48	491,562	2006	2006	0	0	0	9.50	90.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM 0% - 0													Heated Area: 2965 HX Base Yr												
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		3 100																											
Bathrooms Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
																	VALUATION BY												
																	STANDARD												
																	Tax Group: 6												
																	Tax Dist:												
																	BUILDING MARKET VALUE												
																	444,864												
																	TOTAL MARKET OB/XF VALUE												
																	62,452												
																	TOTAL LAND VALUE - MARKET												
																	56,000												
																	TOTAL MARKET VALUE												
																	563,316												
																	SOH/AGL Deduction												
																	33,279												
																	ASSESSED VALUE												
																	530,037												
																	TOTAL EXEMPTION VALUE												
																	0												
																	BASE TAXABLE VALUE												
																	530,037												
																	TOTAL JUST VALUE												
																	563,316												
																	NCON VALUE												
																	0												
																	INCOME VALUE												
																	0												
																	PREVIOUS YEAR MKT VALUE												
																	550,796												
																	18X36 FINISHED WD STRG W/ FUS (STRG) - ADJSTD FOR												