

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	15	0100	01	CONC BLOCK 80	1	110.6640	116.20	134,211	1987	1987	0	0	18.55	81.45	VALUATION BY						STANDARD								
Exterior Wall	05	AVERAGE 20													Tax Group: 1						Tax Dist:								
Roof Structur	03	GABLE/HIP 100													BUILDING MARKET VALUE						109,315								
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE						0								
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET						47,600								
Interior Floo	14	CARPET 80													TOTAL MARKET VALUE						156,915								
Interior Floo	08	SHT VINYL 20													SOH/AGL Deduction						0								
Air Condition	03	CENTRAL 100													ASSESSED VALUE						156,915								
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE						0								
Bedrooms		3 100													BASE TAXABLE VALUE						156,915								
Bathrooms		1.5 100													TOTAL JUST VALUE						156,915								
Frame	03	MASONRY 100													NCON VALUE						9,937								
Stories	1.	1. 100													INCOME VALUE														
Units		0 100													PREVIOUS YEAR MKT VALUE						157,5								