



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	1,237	98.5800	103.51	128,042	1943	1960	0	0	0	23.50	76.50	VALUATION BY																																				
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 1108										HX Base Yr 1987										Tax Group: 6										Tax Dist:									
Roof Cover	01	MINIMUM 100																		BUILDING MARKET VALUE										97,952																													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										2,455																													
Interior Floor	09	PINE WOOD 100																		TOTAL LAND VALUE - MARKET										75,000																													
Air Condition	02	WINDOW 100																		TOTAL MARKET VALUE										175,407																													
Heating Type	03	FORCED AIR 100																		SOH/AGL Deduction										127,044																													
Bedrooms	3	100																		ASSESSED VALUE										48,363																													
Bathrooms	1	100																		TOTAL EXEMPTION VALUE										HX HB 25,000																													
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										23,363																													
Stories	1.	1. 100																		TOTAL JUST VALUE										175,407																													
Units	0	100																		NCON VALUE										0																													
BUD8 Adjustme	06	DIST 1D 100																		INCOME VALUE																																							
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										162,735																													