



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	16	WD FR STUC 100	0500	01	5,184	115.5105	191.75	994,032	2002	2002	0	0	0	11.50	88.50	VALUATION BY		STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2005										Heated Area: 4441					HX Base Yr 2005					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE		879,718							
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		106,558							
Interior Floo	11	CLAY TILE 60																					TOTAL LAND VALUE - MARKET		813,600							
Interior Floo	14	CARPET 40																					TOTAL MARKET VALUE		1,799,876							
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction		1,067,065							
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE		732,811							
Bedrooms		4 100																					TOTAL EXEMPTION VALUE		56,411							
Bathrooms		3.5 100																					BASE TAXABLE VALUE		676,400							
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE		1,799,876							
Stories	2.	2. 100																					NCON VALUE		0							
Units	0	0 100																					INCOME VALUE									
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE		1,782,036							