



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	20	FACE BRICK 100					0900	01	6,112	115.7100	160.84	983,054	1900	1995	0	0	0	22.50	77.50	VALUATION BY																			
Roof Structur	08	IRREGULAR 100					1 SNGL FAM 100% - 2011													STANDARD																			
Roof Cover	03	COMP SHNGL 100					Heated Area: 5502													Tax Group: 4																			
Interior Wall	05	DRYWALL 100					HX Base Yr 2011													Tax Dist:																			
Interior Floo	11	CLAY TILE 50					STP 1998													BUILDING MARKET VALUE																			
Interior Floo	12	HARDWOOD 50					FOP 1998													TOTAL MARKET OB/XF VALUE																			
Air Condition	03	CENTRAL 100					BAS 1993													794,207																			
Heating Type	04	AIR DUCTED 100					SFB 2010													TOTAL LAND VALUE - MARKET																			
Bedrooms		4 100					FGR 1998													2,796,000																			
Bathrooms		4 100					FUS 1993													TOTAL MARKET VALUE																			
Frame	02	WOOD FRAME 100					FUS 1993													3,663,618																			
Stories	2.	2. 100					FUS 1993													SOH/AGL Deduction																			
Units	0	0 100					FUS 1993													2,347,881																			
BUD8 Adjustme	04	DIST 01 100					FUS 1993													ASSESSED VALUE																			
Occupancy	00	NONE 100					FUS 1993													1,315,737																			
																				TOTAL EXEMPTION VALUE										HX HB									
																				BASE TAXABLE VALUE										51,411									
																				TOTAL JUST VALUE										3,663,618									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										2,755,355									

[illegible]