



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										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 BY	STANDARD															
Exterior Wall	03	BELOW AVG. 100	0100	01	1,272	60.3200	63.34	80,568	1910	1970	0	0	0	47.50	52.50	Tax Group: 4	Tax Dist:															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2024										Heated Area: 1176										HX Base Yr									
Roof Cover	01	MINIMUM 100											BUILDING MARKET VALUE										42,298									
Interior Wall	02	WALL BD/WD 100											TOTAL MARKET OB/XF VALUE										2,304									
Interior Floo	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET										450,000									
Air Condition	01	NONE 100											TOTAL MARKET VALUE										494,602									
Heating Type	01	NONE 100											SOH/AGL Deduction										0									
Bedrooms	3	100											ASSESSED VALUE										494,602									
Bathrooms	1	100											TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										494,602									
Stories	1.	1. 100											TOTAL JUST VALUE										494,602									
Units	0	100											NCON VALUE										0									
BUD8 Adjustme	04	DIST 01 100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										489,450									