



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	PAGE 1 of 1																
Exterior Wall		10	ABOVE AVG 100		0900	01	1,637	135.9507	161.44	264,277	1991	1995	0	0	0	13.00	87.00	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 1369										STANDARD									
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2023										Tax Group: 8									
Interior Wall		05	DRYWALL 100																						Tax Dist:									
Interior Floo		14	CARPET 70																						BUILDING MARKET VALUE									
Interior Floo		11	CLAY TILE 30																						TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms			3 100																						SOH/AGL Deduction									
Bathrooms			2 100																						ASSESSED VALUE									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																						BASE TAXABLE VALUE									
Units		00	0 100																						TOTAL JUST VALUE									
Occupancy		00	NONE 100																						NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									