



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	10	ABOVE AVG 50	0900	01	4,059	118.4040	140.60	570,695	2004	2004	0	0	0	8.75	91.25	VALUATION BY	STANDARD															
Exterior Wall	17	CB STUCCO 50	1 SNGL FAM - 100% - 2021										Heated Area: 3588					HX Base Yr 2021					Tax Group: 2	Tax Dist:								
Roof Structur	08	IRREGULAR 100																					BUILDING MARKET VALUE	520,759								
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE	43,205								
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET	120,000								
Interior Floo	11	CLAY TILE 50																					TOTAL MARKET VALUE	683,964								
Interior Floo	14	CARPET 50																					SOH/AGL Deduction	122,732								
Air Condition	03	CENTRAL 100																					ASSESSED VALUE	561,232								
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE	HX HB 50,000								
Bedrooms		4 100																					BASE TAXABLE VALUE	511,232								
Bathrooms		4 100																					TOTAL JUST VALUE	683,964								
Frame	03	MASONRY 100																					NCON VALUE	0								
Stories	2.	2. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE	589,074								
Occupancy	00	NONE 100																														

[illegible]