



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD															
Exterior Wall	16	WD FR STUC 100	0500	01	2,917	109.5570	156.12	455,402	2018	2018	0	0	0	2.00	98.00	Tax Group: 8	Tax Dist:															
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2022										Heated Area: 2505										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										446,294									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										12,456									
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET										300,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										758,750									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										176,485									
Bedrooms	3	100											ASSESSED VALUE										582,265									
Bathrooms	2.5	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										532,265									
Stories	1.	1. 100											TOTAL JUST VALUE										758,750									
Units	0	100											NCON VALUE										0									
Occupancy	00	NONE 100											INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE										565,306												