



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	STANDARD																	
Exterior Wall	16	WD FR STUC 100	0900	11	2,703	144.7142	171.85	464,511	1998	2000	0	0	11.00	89.00	Tax Group: 8 Tax Dist:																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022										Heated Area: 2310										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										413,415									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										9,331									
Interior Floo	12	HARDWOOD 60											TOTAL LAND VALUE - MARKET										250,000									
Interior Floo	15	HARDTILE 40											TOTAL MARKET VALUE										672,746									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										72,389									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										600,357									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										50,000									
Bathrooms	2	100											BASE TAXABLE VALUE										550,357									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										672,746									
Stories	1.	1. 100											NCON VALUE										0									
Units	0	100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										582,871																			
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