



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	05	AVERAGE 100	0900	01	2,347	115.9928	137.74	323,276	1988	1992	0	0	0	14.75	85.25	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021										Heated Area: 1952					HX Base Yr 2021					Tax Group: 2		Tax Dist:							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE		275,593																	
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE		4,855																	
Interior Floor	14	CARPET 80											TOTAL LAND VALUE - MARKET		130,000																	
Interior Floor	15	HARDTILE 20											TOTAL MARKET VALUE		410,448																	
Air Condition	03	CENTRAL 100											SOH/AGL Deduction		112,500																	
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE		297,948																	
Bedrooms	3	100											TOTAL EXEMPTION VALUE		50,000																	
Bathrooms	2	100											BASE TAXABLE VALUE		247,948																	
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE		410,448																	
Stories	1.	1. 100											NCON VALUE		0																	
Units	0	100											INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100											PREVIOUS YEAR MKT VALUE		418,171																	
Occupancy	00	NONE 100																														
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