



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	0500	01	2,393	133.6622	190.47	455,795	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 1996					HX Base Yr 2022					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																					Tax Group: 2					Tax Dist:				
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE					455,795				
Interior Floo	11	CLAY TILE 70																					TOTAL MARKET OB/XF VALUE					8,070				
Interior Floo	12	HARDWOOD 30																					TOTAL LAND VALUE - MARKET					185,000				
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE					648,865				
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction					267,546				
Bedrooms		3 100																					ASSESSED VALUE					381,319				
Bathrooms		2 100																					TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE					331,319				
Stories	1.	1. 100																					TOTAL JUST VALUE					648,865				
Units	0	0 100																					NCON VALUE					0				
Occupancy	00	NONE 100																					INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					510,682				