



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	2,699	135.7920	193.50	522,256	2019	2019	0	0	0	1.00	99.00	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 2222				HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100															VALUATION BY					STANDARD				
Interior Wall	05	DRYWALL 100															Tax Group: 2					Tax Dist:				
Interior Floor	11	CLAY TILE 100															BUILDING MARKET VALUE					517,033				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE					12,908				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET					185,000				
Bedrooms	3	100															TOTAL MARKET VALUE					714,941				
Bathrooms	3	100															SOH/AGL Deduction					139,812				
Frame	02	WOOD FRAME 100															ASSESSED VALUE					575,129				
Stories	1.	1. 100															TOTAL EXEMPTION VALUE					HX HB 50,000				
Units	0	100															BASE TAXABLE VALUE					525,129				
Occupancy	00	NONE 100															TOTAL JUST VALUE					714,941				
																	NCON VALUE					0				
			INCOME VALUE																							
			PREVIOUS YEAR MKT VALUE					558,378																		