



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	2,180	135.3527	192.88	420,478	2019	2019	0	0	0	1.00	99.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023										Heated Area: 1809					HX Base Yr 2023					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100											Tax Group: 2					Tax Dist:					416,273									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					7,228														
Interior Floor	11	CLAY TILE 70											TOTAL MARKET OB/XF VALUE					185,000														
Interior Floor	14	CARPET 30											TOTAL LAND VALUE - MARKET					608,501														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					608,501														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					0														
Bedrooms	3	100											ASSESSED VALUE					608,501														
Bathrooms	3	100											TOTAL EXEMPTION VALUE					HX HB		50,000												
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					558,501														
Stories	1.	1. 100											TOTAL JUST VALUE					608,501														
Units	0	100											NCON VALUE					0														
Occupancy	00	NONE 100											INCOME VALUE																			
			PREVIOUS YEAR MKT VALUE					483,982																								