



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0500	01	3,501	94.9500	135.30	473,685	1993	2000	0	0	0	10.75	89.25	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2022														Heated Area: 2819								HX Base Yr 2022							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 2							
Interior Wall	05	DRYWALL 100																														Tax Dist:							
Interior Floo	14	CARPET 70																														BUILDING MARKET VALUE							
Interior Floo	12	HARDWOOD 30																														TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																														TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																														TOTAL MARKET VALUE							
Bedrooms		3 100																														SOH/AGL Deduction							
Bathrooms		2.5 100																														ASSESSED VALUE							
Frame	02	WOOD FRAME 100																														TOTAL EXEMPTION VALUE							
Stories	2.	2. 100																														BASE TAXABLE VALUE							
Units	0	0 100																														TOTAL JUST VALUE							
Occupancy	00	NONE 100																														NCON VALUE							
																										INCOME VALUE													
																										PREVIOUS YEAR MKT VALUE													