



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	10	ABOVE AVG 50	0500	11	2,645	143.8272	204.95	542,093	2020	2020	0	0	0	1.00	99.00	VALUATION BY		STANDARD														
Exterior Wall	20	FACE BRICK 50	1 SFR CUST - 0% - 0										Heated Area: 2126					HX Base Yr					Tax Group: 2		Tax Dist:							
Roof Structure	01	FLAT 100											BUILDING MARKET VALUE										536,672									
Roof Cover	04	BUILT-UP 100											TOTAL MARKET OB/XF VALUE										1,950									
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										187,500									
Interior Floor	11	CLAY TILE 50											TOTAL MARKET VALUE										726,122									
Interior Floor	14	CARPET 50											SOH/AGL Deduction										81,029									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										645,093									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100											BASE TAXABLE VALUE										645,093									
Bathrooms	2.5	100											TOTAL JUST VALUE										726,122									
													NCON VALUE										0									
Frame	03	MASONRY 100											INCOME VALUE																			
Stories	3.	3. 100											PREVIOUS YEAR MKT VALUE										586,448									
Units	0	100																														