



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
CONSTRUCTION					VALUATION SUMMARY												PAGE 1 of 2																	
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD													
Exterior Wall	16	WD FR STUC 100	0500	11	6,044	135.9726	193.76	1,171,085	1992	2020	0	0	0	1.00	99.00	Tax Group: 5					Tax Dist:													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023												Heated Area: 5225					HX Base Yr 2023					BUILDING MARKET VALUE					1,159,374				
Roof Cover	03	COMP SHNGL 100																							TOTAL MARKET OB/XF VALUE					42,812				
Interior Wall	05	DRYWALL 100																							TOTAL LAND VALUE - MARKET					900,000				
Interior Floo	12	HARDWOOD 70																							TOTAL MARKET VALUE					2,102,186				
Interior Floo	18	SLATE 30																							SOH/AGL Deduction					0				
Air Condition	03	CENTRAL 100																							ASSESSED VALUE					2,102,186				
Heating Type	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms		4 100																							BASE TAXABLE VALUE					2,052,186				
Bathrooms		3.5 100																							TOTAL JUST VALUE					2,102,186				
Frame	02	WOOD FRAME 100																							NCON VALUE					0				
Stories	1.	1. 100																							INCOME VALUE									
Units		0 100																							PREVIOUS YEAR MKT VALUE					1,128,102				
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