



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	11	2,264	152.6056	217.46	492,329	1993	1993	0	0	0	14.00	86.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100		1 SFR CUST - 100% - 2022										Heated Area: 2071										STANDARD									
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2022										Tax Group: 5									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floor	12	HARDWOOD 70																						BUILDING MARKET VALUE									
Interior Floor	14	CARPET 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		3 100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																						BASE TAXABLE VALUE									
Units		0 100																						TOTAL JUST VALUE									
																								NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									
																								619,852									