



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 100	0100	01	2,097	106.8200	96.41	202,172	2017	2017	0	0	0	2.00	98.00	VALUATION BY						STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 1856					HX Base Yr					Tax Group: 4						Tax Dist:					
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE						198,129											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE						7,249											
Interior Floor	08	SHT VINYL 50															TOTAL LAND VALUE - MARKET						55,000											
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE						260,378											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction						0											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE						260,378											
Bedrooms	4	100															TOTAL EXEMPTION VALUE						0											
Bathrooms	2	100															BASE TAXABLE VALUE						260,378											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE						260,378											
Stories	1.	1. 100															NCON VALUE						0											
Units	0	100															INCOME VALUE						PREVIOUS YEAR MKT VALUE											
Occupancy	00	NONE 100																					223,788											
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