



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	2,884	114.6894	103.51	298,523	2014	2014	0	0	0	3.50	96.50	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2022										Heated Area: 2467					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					288,075				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					5,051				
Interior Floor	14	CARPET 60																					TOTAL LAND VALUE - MARKET					55,000				
Interior Floor	11	CLAY TILE 40																					TOTAL MARKET VALUE					348,126				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					137,130				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					210,996				
Bedrooms		4 100																					TOTAL EXEMPTION VALUE					HX HB VX 55,000				
Bathrooms		3 100																					BASE TAXABLE VALUE					155,996				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					348,126				
Stories	1.	1. 100																					NCON VALUE					0				
Units	0	0 100																					INCOME VALUE									
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE					292,790				