

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	10	ABOVE AVG 100	0500	12	3,539	240.9570	343.36	1,215,151	2019	2019	0	0	0	1.00	99.00	Tax Group: 2 Tax Dist:																
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021										Heated Area: 2976										HX Base Yr 2021									
Roof Cover	13	STAND SEAM 100																					BUILDING MARKET VALUE 1,202,999									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE 16,865									
Interior Floor	11	CLAY TILE 70																					TOTAL LAND VALUE - MARKET 300,000									
Interior Floor	12	HARDWOOD 30																					TOTAL MARKET VALUE 1,519,864									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction 316,196									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE 1,203,668									
Bedrooms		4 100																					TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms		3.5 100																					BASE TAXABLE VALUE 1,153,668									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE 1,519,864									
Stories	2.	2. 100																					NCON VALUE 0									
Units		0 100																					INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE 1,257,944									