

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	10	03	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% NORM	% COND	VALUATION BY				STANDARD													
Roof Structur	03	03	GABLE/HIP 100		0500	12	4,098	189.8811	270.58	1,108,837	2018	2018	0	0	0	1.50	98.50	Tax Group: 2				Tax Dist:												
Roof Cover	03	05	COMP SHNGL 100		1 SFR CUST - 100% - 2019										Heated Area: 3000										HX Base Yr 2019									
Interior Wall	05	05	DRYWALL 100												BUILDING MARKET VALUE										1,092,204									
Interior Floo	12	09	HARDWOOD 90												TOTAL MARKET OB/XF VALUE										18,369									
Interior Floo	11	10	CLAY TILE 10												TOTAL LAND VALUE - MARKET										262,500									
Air Condition	03	03	CENTRAL 100												TOTAL MARKET VALUE										1,373,073									
Heating Type	04	04	AIR DUCTED 100												SOH/AGL Deduction										695,767									
Bedrooms			3 100												ASSESSED VALUE										677,306									
Bathrooms			2.5 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	03	03	MASONRY 100												BASE TAXABLE VALUE										627,306									
Stories	3.	3.	3. 100												TOTAL JUST VALUE										1,373,073									
Units			0 100												NCON VALUE										0									
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										833,383																			