

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 90	0900	01	2,962	109.4583	129.98	385,001	2022	2022	0	0	0.00	100.00	VALUATION BY																	
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2023										Heated Area: 2600										HX Base Yr 2023									
Roof Structure	08	IRREGULAR 100											Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										385,001									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										16,568									
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET										60,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										461,569									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										0									
Bedrooms	3	100											ASSESSED VALUE										461,569									
Bathrooms	2	100											TOTAL EXEMPTION VALUE										HX HB DX 55,000									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										406,569									
Stories	0	0 100	TOTAL JUST VALUE										461,569																			
Units	0	0 100	NCON VALUE										401,569																			
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										85,000																			