



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	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0900	01	3,522	103.9500	123.44	434,756	2019	2019	0	0	1.00	99.00	VALUATION BY									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020												Heated Area: 3074									
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2020												Tax Group: 4									
Interior Wall	05	DRYWALL 100	BAS 2019												Tax Dist:									
Interior Floo	11	CLAY TILE 50	FUS 2019												BUILDING MARKET VALUE									
Interior Floo	14	CARPET 50	FOP 2019												TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100	FGR 2019												TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100	PTO 2019												TOTAL MARKET VALUE									
Bedrooms	4	100	FUS 2019												SOH/AGL Deduction									
Bathrooms	3	100	BAS 2019												ASSESSED VALUE									
Frame	02	WOOD FRAME 100	FOP 2019												TOTAL EXEMPTION VALUE									
Stories	1.5	1.5 100	FGR 2019												BASE TAXABLE VALUE									
Units	0	100	FUS 2019												TOTAL JUST VALUE									
Occupancy	00	NONE 100	PTO 2019												NCON VALUE									
			BAS 2019												INCOME VALUE									
			FOP 2019												PREVIOUS YEAR MKT VALUE									
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