



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	31	HARDIE BRD 100								0900	01	2,568	110.2080	130.87	336,074	2020	2020		0	0	0.50	99.50	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021										Heated Area: 2138										HX Base Yr 2021										STANDARD							
Roof Cover	03	COMP SHNGL 100																																						Tax Group: 4							
Interior Wall	05	DRYWALL 100																																						Tax Dist:							
Interior Floor	11	CLAY TILE 60																																						BUILDING MARKET VALUE							
Interior Floor	14	CARPET 40																																						TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																																						TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																																						TOTAL MARKET VALUE							
Bedrooms		3 100																																						SOH/AGL Deduction							
Bathrooms		2 100																																						ASSESSED VALUE							
Frame	02	WOOD FRAME 100																																						TOTAL EXEMPTION VALUE							
Stories	1.	1. 100																																						HX HB							
Units	0	0 100																																						BASE TAXABLE VALUE							
Occupancy	00	NONE 100																																						TOTAL JUST VALUE							
																																								NCON VALUE							
																																								INCOME VALUE							
																																								PREVIOUS YEAR MKT VALUE							