



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	15	CONC BLOCK 100		0100	01	1,198	115.4340	104.18	124,808	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD																								
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 1080					HX Base Yr 2023					Tax Group: 4		Tax Dist:																	
Roof Cover	03	COMP SHNGL 100		FO⁸ 2022 BAS 2022 FOP 2022																				BUILDING MARKET VALUE										124,808									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										0									
Interior Floo	13	LVT/LAMNT 100																						TOTAL LAND VALUE - MARKET										195,000									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE										168,008									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction										0									
Bedrooms	2	100																						ASSESSED VALUE										168,008									
Bathrooms	1	100																						TOTAL EXEMPTION VALUE										HX HB		50,000							
Frame	03	MASONRY 100																						BASE TAXABLE VALUE										118,008									
Stories	0	0 100																						TOTAL JUST VALUE										319,808									
Units	0	0 100																						NCON VALUE										124,808									
Occupancy	00	NONE 100												INCOME VALUE																													
														PREVIOUS YEAR MKT VALUE										35,000																			