



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	AP	NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	2,281	93.1000	84.02	191,650	1955		0	0	40	24.00	36.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2022										Heated Area: 1968										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4										Tax Dist:									
Interior Wall	04	PLYWOOD 100																		BUILDING MARKET VALUE										68,994									
Interior Floop	13	LVT/LAMNT 100																		TOTAL MARKET OB/XF VALUE										685									
Air Condition	01	NONE 100																		TOTAL LAND VALUE - MARKET										26,775									
Heating Type	01	NONE 100																		TOTAL MARKET VALUE										96,454									
Bedrooms	3	100																		SOH/AGL Deduction										5,945									
Bathrooms	2	100																		ASSESSED VALUE										90,509									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										HX HB VX 55,000									
Stories	1.	1. 100																		BASE TAXABLE VALUE										35,509									
Units	0	100																		TOTAL JUST VALUE										96,454									
Occupancy	00	NONE 100																		NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE																			
																				87,917																			