



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	31	HARDIE BRD 100		0900	01	3,630	101.7000	120.77	438,395	2022	2022	0	0	0	0.00	100.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100		1 SNGL FAM - 100% - 2023										Heated Area: 2846					HX Base Yr 2023					STANDARD									
Roof Cover	12	MODULAR MT 100												Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE										470,958									
Interior Floo	13	LVT/LAMNT 100												TOTAL MARKET OB/XF VALUE										2,000									
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										123,252									
Heating Type	04	AIR DUCTED 100												TOTAL LAND VALUE - MARKET										508,848									
Bedrooms	3	100												SOH/AGL Deduction										100,647									
Bathrooms	3	100												ASSESSED VALUE										408,201									
Frame	02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB					50,000				
Stories	0	0 100												BASE TAXABLE VALUE										358,201									
Units	00	NONE 100												TOTAL JUST VALUE										596,210									
Occupancy				NCON VALUE										440,008																			
				INCOME VALUE																													
				PREVIOUS YEAR MKT VALUE										32,554																			

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2023

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