



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	10	ABOVE AVG 100	0100	01	2,767	109.8720	99.16	274,376	2017	2017	0	0	0	2.00	98.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 2508					HX Base Yr					STANDARD						
Roof Cover	03	COMP SHNGL 100																VALUATION BY											
Interior Wall	05	DRYWALL 100																Tax Group: 4					Tax Dist:						
Interior Floor	14	CARPET 70																BUILDING MARKET VALUE					268,888						
Interior Floor	08	SHT VINYL 30																TOTAL MARKET OB/XF VALUE					6,175						
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET					75,000						
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE					350,063						
Bedrooms		5 100																ASSESSED VALUE					350,063						
Bathrooms		3 100																TOTAL EXEMPTION VALUE					0						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					350,063						
Stories	2.	2. 100																TOTAL JUST VALUE					350,063						
Units		0 100																NCON VALUE					0						
Occupancy	00	NONE 100																INCOME VALUE											
			PREVIOUS YEAR MKT VALUE					303,863																					