



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	20	FACE BRICK 100	0900	01	2,313	104.2720	123.82	286,396	2022	2022	0	0	0	0.00	100.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023										Heated Area: 1877					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																					Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE					286,396				
Interior Floo	13	LVT/LAMNT 100																					TOTAL MARKET OB/XF VALUE					11,080				
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET					30,300				
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE					327,776				
Bedrooms	3	100																					SOH/AGL Deduction					0				
Bathrooms	2.5	100																					ASSESSED VALUE					327,776				
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE					0				
Stories	1.	1. 100																					BASE TAXABLE VALUE					327,776				
Units	0	100																					TOTAL JUST VALUE					327,776				
Occupancy	00	NONE 100																					NCON VALUE					297,476				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					29,997				