



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		0100	01	2,372	123.5829	111.53	264,549	2022	2022	0	0	0	0.00	100.00	VALUATION BY												
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 2040					HX Base Yr					STANDARD					
Roof Cover	03	COMP SHNGL 100												Tax Group: 4					Tax Dist:										
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE					264,549										
Interior Floo	11	CLAY TILE 70												TOTAL MARKET OB/XF VALUE					3,359										
Interior Floo	14	CARPET 30												TOTAL LAND VALUE - MARKET					60,000										
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE					327,908										
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction					0										
Bedrooms		4 100												ASSESSED VALUE					327,908										
Bathrooms		3 100												TOTAL EXEMPTION VALUE					0										
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE					327,908										
Stories	1.	1. 100												TOTAL JUST VALUE					327,908										
Units	0	0 100												NCON VALUE					267,908										
Occupancy	00	NONE 100												INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE					60,000							