



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	1,972	122.5539	110.60	218,103	2021	2021	0	0	0	0.00	100.00	VALUATION BY						STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1591					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					218,103														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					8,309														
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					60,000														
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE					286,412														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					17,528														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					268,884														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms		2 100											BASE TAXABLE VALUE					218,884														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					286,412														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					261,052														