



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	17	CB STUCCO 80		0100	01	1,367	103.1100	93.06	127,213	1969	1985	0	0	0	18.50	81.50	STANDARD												
Exterior Wall	15	CONC BLOCK 20		1 SINGLE FAM - 100% - 2023										Heated Area: 1356					HX Base Yr 2023										
Roof Structure	03	GABLE/HIP 100																	VALUATION BY					STANDARD					
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE					103,679					
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					486					
Interior Floor	05	ASPH TILE 100																	TOTAL LAND VALUE - MARKET					100,000					
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					204,165					
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					0					
Bedrooms		3 100																	ASSESSED VALUE					204,165					
Bathrooms		1 100																	TOTAL EXEMPTION VALUE					HX HB 50,000					
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE					154,165					
Stories		1. 100																	TOTAL JUST VALUE					204,165					
Units		0 100																	NCON VALUE					0					
BUD8 Adjustme	04	DIST 01 100																	INCOME VALUE										
Occupancy	00	NONE 100																	PREVIOUS YEAR MKT VALUE					167,437					