



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	30	VINYL 100		0800	02	2,432	115.2000	80.64	196,116	2019	2019	0	0	0	3.00	97.00	VALUATION BY					STANDARD							
Roof Structure	03	GABLE/HIP 100		3 M/H 94+ - 100% - 2023										Heated Area: 2432					HX Base Yr 2023										
Roof Cover	03	COMP SHNGL 100		327632 BAS 2019														Tax Group: 4					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					190,233						
Interior Floor	08	SHT VINYL 70																TOTAL MARKET OB/XF VALUE					8,371						
Interior Floor	14	CARPET 30																TOTAL LAND VALUE - MARKET					80,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					278,604						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0						
Bedrooms		4 100																ASSESSED VALUE					278,604						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					HX HB 50,000						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					228,604						
Stories	0	0 100																TOTAL JUST VALUE					278,604						
Units		0 100																NCON VALUE					0						
				INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE					186,262																				