



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	2,096	106.0409	125.92	263,928	2014	2014	0	0	0	6.00	94.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021										Heated Area: 1783					HX Base Yr 2021					STANDARD						
Roof Cover	03	COMP SHNGL 100											VALUATION BY										Tax Dist:						
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										248,092						
Interior Floor	14	CARPET 70											TOTAL MARKET OB/XF VALUE										9,458						
Interior Floor	11	CLAY TILE 30											TOTAL LAND VALUE - MARKET										60,000						
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										317,550						
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										147,025						
Bedrooms		4 100											ASSESSED VALUE										170,525						
Bathrooms		2 100											TOTAL EXEMPTION VALUE										HX HB 50,000						
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										120,525						
Stories	1.	1. 100											TOTAL JUST VALUE										317,550						
Units	0	0 100											NCON VALUE										3,539						
Occupancy	00	NONE 100											INCOME VALUE																
			PREVIOUS YEAR MKT VALUE										271,806																