



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0900	01	2,854	111.5310	132.44		377,984	2022	2022	0	0	0	0.00	100.00	VALUATION BY STANDARD															
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2023										Heated Area: 2133										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4									
Interior Wall	05	DRYWALL 100																												Tax Dist:									
Interior Floo	13	LVT/LAMNT 100																												BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																												TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																												TOTAL LAND VALUE - MARKET									
Bedrooms	4	100																												TOTAL MARKET VALUE									
Bathrooms		2.5 100																												SOH/AGL Deduction									
Frame	02	WOOD FRAME 100																												ASSESSED VALUE									
Stories	1.	1. 100																												TOTAL EXEMPTION VALUE									
Units		0 100																												BASE TAXABLE VALUE									
Occupancy	00	NONE 100																												TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									