



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	16	WD FR STUC 100	0900	01	2,846	126.1872	157.73	448,900	1995	2000	0	0	0	11.50	88.50	VALUATION BY																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021										Heated Area: 2409										HX Base Yr 2021						STANDARD					
Roof Cover	03	COMP SHNGL 100																					Tax Group: 8						Tax Dist:					
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE						397,276					
Interior Floo	13	LVT/LAMNT 70																					TOTAL MARKET OB/XF VALUE						30,825					
Interior Floo	11	CLAY TILE 30																					TOTAL LAND VALUE - MARKET						250,000					
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE						678,101					
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction						206,967					
Bedrooms		4 100																					ASSESSED VALUE						471,134					
Bathrooms		3 100																					TOTAL EXEMPTION VALUE						HX HB VX 55,000					
Bathrooms																							BASE TAXABLE VALUE						416,134					
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE						678,101					
Stories	1.	1. 100																					NCON VALUE						0					
Units		0 100																					INCOME VALUE											
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE						592,412															
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