



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	10	ABOVE AVG 100	0500	01	2,306	105.8400	158.76	366,101	1984	2004	0	0	0	9.00	91.00	VALUATION BY	STANDARD									
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023													Tax Group: 8	Tax Dist:									
Roof Cover	03	COMP SHNGL 100	Heated Area: 1918														BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100	HX Base Yr 2023														TOTAL MARKET OB/XF VALUE									
Interior Floor	14	CARPET 100															TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction									
Bedrooms	3	100															ASSESSED VALUE									
Bathrooms	2	100															TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE									
Stories	2.	2. 100															TOTAL JUST VALUE									
Units	0	100															NCON VALUE									
BUD8 Adjustme	05	DIST 1A 100															INCOME VALUE									
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE									