



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	12	CEDAR 100	0900	01	2,249	119.5698	149.46	336,136	1985	2006	0	0	0	8.50	91.50	VALUATION BY	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022										Heated Area: 1944					HX Base Yr 2022					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										307,564									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										16,655									
Interior Floo	14	CARPET 60											TOTAL LAND VALUE - MARKET										350,000									
Interior Floo	11	CLAY TILE 40											TOTAL MARKET VALUE										674,219									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										390,053									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										284,166									
Bedrooms		3 100											TOTAL EXEMPTION VALUE										50,000									
Bathrooms		2 100											BASE TAXABLE VALUE										234,166									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										674,219									
Stories	1.	1. 100											NCON VALUE										0									
Units		0 100											INCOME VALUE																			
BUD8 Adjustme	05	DIST 1A 100											PREVIOUS YEAR MKT VALUE										611,526									
Occupancy	00	NONE 100																														