



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	10	ABOVE AVG 100	0500	11	3,408	132.7302	199.10	678,533	2019	2019	0	0	0	1.50	98.50	Tax Group: 2	STANDARD															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022										Heated Area: 2988										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 90																					BUILDING MARKET VALUE									
Roof Cover	12	MODULAR MT 10																					TOTAL MARKET OB/XF VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET									
Interior Floo	12	HARDWOOD 70																					TOTAL MARKET VALUE									
Interior Floo	14	CARPET 30																					SOH/AGL Deduction									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									
Bedrooms	3	100																					BASE TAXABLE VALUE									
Bathrooms	3	100																					TOTAL JUST VALUE									
Frame	02	WOOD FRAME 100											NCON VALUE																			
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE																			