



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	2																
Exterior Wall	10	ABOVE AVG 100	0500	11	2,943	141.3459	212.02	623,975	2021	2021	0	0	0	0.50	99.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 2454										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2022										Tax Group: 2									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floo	11	CLAY TILE 80																					BUILDING MARKET VALUE									
Interior Floo	14	CARPET 20																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		3 100																					SOH/AGL Deduction									
Bathrooms		2.5 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																					BASE TAXABLE VALUE									
Units		0 100																					TOTAL JUST VALUE									
																NCON VALUE																
																INCOME VALUE																
																PREVIOUS YEAR MKT VALUE																
																808,359																
																</																