



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																																																										
Exterior Wall	10	ABOVE AVG 100										0500	11	4,217	131.2062	196.81	829,948	2022	2022	0	0	0	0.00	100.00	VALUATION BY																																																								
Roof Structure	08	IRREGULAR 100										1 SFR CUST - 100% - 2023										Heated Area: 3718										HX Base Yr 2023										STANDARD																																							
Roof Cover	03	COMP SHNGL 100																																								Tax Group: 2										Tax Dist:																													
Interior Wall	05	DRYWALL 100																																																		BUILDING MARKET VALUE										829,948																			
Interior Floor	12	HARDWOOD 70																																																		TOTAL MARKET OB/XF VALUE										13,089																			
Interior Floor	11	CLAY TILE 30																																																		TOTAL LAND VALUE - MARKET										225,000																			
Air Condition	03	CENTRAL 100																																																		TOTAL MARKET VALUE										1,068,037																			
Heating Type	04	AIR DUCTED 100																																																		SOH/AGL Deduction										341,014																			
Bedrooms		5 100																																																		ASSESSED VALUE										727,023																			
Bathrooms		4 100																																																		TOTAL EXEMPTION VALUE										HX HB										50,000									
Bathrooms		4 100																																																		BASE TAXABLE VALUE										677,023																			
Frame	02	WOOD FRAME 100																																																		TOTAL JUST VALUE										1,068,037																			
Stories	0	0 100																																																		NCON VALUE										0																			
Units		0 100																																																		INCOME VALUE																													
																																																				PREVIOUS YEAR MKT VALUE										823,919																			