



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										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 SUMMARY																																				
Exterior Wall		17	CB STUCCO 100				0320	11	3,595	136.9656	130.12	467,781	2002	2002	0	0	0	10.50	89.50	VALUATION BY										STANDARD																										
Roof Structur		01	FLAT 100				1 TOWNHOUSE - 100% - 2022										Heated Area: 3140										HX Base Yr 2022										Tax Group: 8										Tax Dist:									
Roof Cover		07	CONC TILE 100																																		BUILDING MARKET VALUE										418,664									
Interior Wall		05	DRYWALL 100																																		TOTAL MARKET OB/XF VALUE										17,243									
Interior Floo		14	CARPET 70																																		TOTAL LAND VALUE - MARKET										450,000									
Interior Floo		11	CLAY TILE 30																																		TOTAL MARKET VALUE										885,907									
Air Condition		03	CENTRAL 100																																		SOH/AGL Deduction										96,193									
Heating Type		04	AIR DUCTED 100																																		ASSESSED VALUE										789,714									
Bedrooms			4 100																																		TOTAL EXEMPTION VALUE										HX HB									
Bathrooms			3 100																																		BASE TAXABLE VALUE										739,714									
Frame		02	WOOD FRAME 100																																		TOTAL JUST VALUE										885,907									
Stories		3.	3. 100																																		NCON VALUE										0									
Units			0 100																																		INCOME VALUE																			
																																					PREVIOUS YEAR MKT VALUE										888,332									