



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	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0500	11	3,339	159.5556	239.33	799,123	2017	2020	0	0	0	1.00	99.00	VALUATION BY																
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2018										Heated Area: 2500										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2018										Tax Group: 2									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floor	11	CLAY TILE 100																					BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET									
Bedrooms	4	100																					TOTAL MARKET VALUE									
Bathrooms	2.5	100																					SOH/AGL Deduction									
Frame	02	WOOD FRAME 100																					ASSESSED VALUE									
Stories	3.	100																					TOTAL EXEMPTION VALUE									
Units	0	100																					BASE TAXABLE VALUE									
																							TOTAL JUST VALUE									
																							NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									