



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	VALUATION SUMMARY																										
Exterior Wall	16	WD FR STUC 70	0900	01	2,472	124.6080	155.76	385,039	2001	2001	0	0	0	11.00	89.00	VALUATION BY	STANDARD																									
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2023										Heated Area: 2146					HX Base Yr 2023					Tax Group: 2					Tax Dist:														
Roof Structur	08	IRREGULAR 100											BUILDING MARKET VALUE										342,685																			
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										5,800																			
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										185,000																			
Interior Floo	14	CARPET 70											TOTAL MARKET VALUE										533,493																			
Interior Floo	15	HARDTILE 30											SOH/AGL Deduction										23,006																			
Air Condition	03	CENTRAL 100											ASSESSED VALUE										510,487																			
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										50,000																			
Bedrooms	4	100											BASE TAXABLE VALUE										460,487																			
Bathrooms	3	100											TOTAL JUST VALUE										533,493																			
Frame	02	WOOD FRAME 100											NCON VALUE										0																			
Stories	1.5	1.5 100											INCOME VALUE																													
Units	0	100											PREVIOUS YEAR MKT VALUE										518,286																			
Occupancy	00	NONE 100																																								
Quality	05	Quality Level 05																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC	1081.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,706	100	1,706	236,497																																						
FGR	464	55	255	35,350																																						
FOP	53	30	16	2,218																																						