



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1					2
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	10	ABOVE AVG 100		0500	01	2,987	126.9094	190.36	568,605	2021	2021		0	0	0.50	99.50	VALUATION BY		STANDARD																
Roof Structure	03	GABLE/HIP 100		1 SFR CUST - 100% - 2022										Heated Area: 2481					HX Base Yr 2022					Tax Group: 2		Tax Dist:									
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE		565,762									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		3,960									
Interior Floor	12	HARDWOOD 70																						TOTAL LAND VALUE - MARKET		673,370									
Interior Floor	11	CLAY TILE 30																						TOTAL MARKET VALUE		1,243,092									
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		245,908									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE		997,184									
Bedrooms		4 100																						TOTAL EXEMPTION VALUE		HX HB		50,000							
Bathrooms		3.5 100																						BASE TAXABLE VALUE		947,184									
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE		1,243,092									
Stories	2.	2. 100																						NCON VALUE		0									
Units	0	0 100																						INCOME VALUE											
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE		1,098,739									