



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	10	ABOVE AVG 100	0500	01	2,284	135.0146	202.52	462,556	2019	2019	0	0	0	1.50	98.50	VALUATION BY																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020										Heated Area: 1900					HX Base Yr 2020					Tax Group: 2					Tax Dist:													
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					455,618													
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					14,759																							
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					200,000																							
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					670,377																							
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					329,836																							
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					340,541																							
Bedrooms	3 100																					TOTAL EXEMPTION VALUE					55,000														
Bathrooms	2.5 100																					BASE TAXABLE VALUE					285,541														
Bathrooms	2.5 100																					TOTAL JUST VALUE					670,377														
Frame	02	WOOD FRAME 100											NCON VALUE					0																							
Stories	1. 1. 100																					INCOME VALUE																			
Units	0 100																					PREVIOUS YEAR MKT VALUE					635,014														
Occupancy	00	NONE 100																																							
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