



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 60	0500	01	3,650	118.9980	178.50	651,525	1998	1998	0	0	0	12.20	87.80	VALUATION BY	STANDARD											
Exterior Wall	23	REINF CONC 40	1 SFR CUST - 100% - 2024										Heated Area: 2979					HX Base Yr 2024					Tax Group: 2	Tax Dist:				
Roof Structure	08	IRREGULAR 100											BUILDING MARKET VALUE					572,039										
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					24,403										
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					225,000										
Interior Floor	12	HARDWOOD 70											TOTAL MARKET VALUE					821,442										
Interior Floor	15	HARDTILE 30											SOH/AGL Deduction					98,060										
Air Condition	03	CENTRAL 100											ASSESSED VALUE					723,382										
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					50,000										
Bedrooms	3	100											BASE TAXABLE VALUE					673,382										
Bathrooms	3	100											TOTAL JUST VALUE					821,442										
Frame	02	WOOD FRAME 100											NCON VALUE					0										
Stories	3.	100											INCOME VALUE															
Units	0	100											PREVIOUS YEAR MKT VALUE					822,046										
Occupancy	00	NONE 100																										