



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	STANDARD																
Exterior Wall	30	VINYL 100	0200	01	1,290	132.7560	106.20	136,998	2021	2021	0	0	110	0.50	110.00	Tax Group: 2																
Roof Structur	03	GABLE/HIP 100	2 SFR MODULR - 100% - 2022										Heated Area: 1196					HX Base Yr 2022					Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE									
Interior Floop	13	LVT/LAMNT 100																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms		2 100																					ASSESSED VALUE									
Bathrooms		2 100																					TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																					HX HB									
Stories	1.	1. 100																					BASE TAXABLE VALUE									
Units		0 100																					TOTAL JUST VALUE									
Occupancy	00	NONE 100																					NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									