



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		NORM	% COND	VALUATION BY	STANDARD															
Exterior Wall	10	ABOVE AVG 100	0900	11	1,548	162.3024	202.88	314,058	1920	2000	0	0	0	11.00	89.00	Tax Group: 2	Tax Dist:															
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022										Heated Area: 1207										HX Base Yr 2022									
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE										279,512									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										793									
Interior Floor	12	HARDWOOD 100											TOTAL LAND VALUE - MARKET										200,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										480,305									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										33,592									
Bedrooms	1	100											ASSESSED VALUE										446,713									
Bathrooms	2	100											TOTAL EXEMPTION VALUE										HX HB VX 55,000									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										391,713									
Stories	1.	1. 100											TOTAL JUST VALUE										480,305									
Units	0	100											NCON VALUE										0									
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										467,813																			