



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									
Exterior Wall	05	AVERAGE 100								0100	01	804	136.9830	130.13	104,625	1950	2000	0	0	0	11.25	88.75	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2021														Heated Area: 804							
Roof Cover	12	MODULAR MT 100																						HX Base Yr 2021							
Interior Wall	05	DRYWALL 100																						STANDARD							
Interior Floo	11	CLAY TILE 70																						Tax Group: 2							
Interior Floo	12	HARDWOOD 30																						Tax Dist:							
Air Condition	03	CENTRAL 100																						BUILDING MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET OB/XF VALUE							
Bedrooms		2 100																						TOTAL LAND VALUE - MARKET							
Bathrooms		1 100																						TOTAL MARKET VALUE							
Frame	02	WOOD FRAME 100																						SOH/AGL Deduction							
Stories	1.	1. 100																						ASSESSED VALUE							
Units		0 100																						TOTAL EXEMPTION VALUE							
BUD8 Adjustme	02	DIST FB 100																						BASE TAXABLE VALUE							
Occupancy	00	NONE 100																						TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							