



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	10	ABOVE AVG 70										0320	22	2,683	322.0628	305.96	820,891	2023	2023	0	0	0	0.00	100.00	VALUATION BY																
Exterior Wall	20	FACE BRICK 30										1 TOWNHOUSE - 100% - 2024										Heated Area: 2178										HX Base Yr 2024									
Roof Structure	01	FLAT 100																				Tax Group: 2										Tax Dist:									
Roof Cover	04	BUILT-UP 100																				BUILDING MARKET VALUE										820,891									
Interior Wall	05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE										11,820									
Interior Floor	11	CLAY TILE 70																				TOTAL LAND VALUE - MARKET										125,000									
Interior Floor	14	CARPET 30																				TOTAL MARKET VALUE										957,711									
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE										957,711									
Bedrooms	3	100																				TOTAL EXEMPTION VALUE										HX HB WX 55,000									
Bathrooms	2.5	100																				BASE TAXABLE VALUE										902,711									
Frame	03	MASONRY 100																				TOTAL JUST VALUE										957,711									
Stories	2.	100										NCON VALUE										832,711																			
Units	0	100										INCOME VALUE																													
												PREVIOUS YEAR MKT VALUE										150,000																			