



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	17	CB STUCCO 100				0500	12	6,395	287.0615		430.59	2018	2018	0	0	0	2.50	97.50	VALUATION BY										
Roof Structur	03	GABLE/HIP 100				2 SFR CUST - 0% - 2024													Heated Area: 5266										
Roof Cover	08	CLAY TILE 100																	HX Base Yr										
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	06	ENG CENTRL 100																											
Heating Type	09	ENG F AIR 100																											
Foundation	06	PIERS CONC 100																											
Bedrooms		3 100																											
Bathrooms		4 100																											
Frame	03	MASONRY 100																											
Stories	5.	5. 100																											
Units		0 100																											
																			VALUATION BY										
																			STANDARD										
																			Tax Group: 5										
																			Tax Dist:										
																			BUILDING MARKET VALUE										
																			2,684,782										
																			TOTAL MARKET OB/XF VALUE										
																			118,180										
																			TOTAL LAND VALUE - MARKET										
																			1,100,000										
																			TOTAL MARKET VALUE										
																			3,902,962										
																			SOH/AGL Deduction										
																			0										
																			ASSESSED VALUE										
																			3,902,962										
																			TOTAL EXEMPTION VALUE										
																			0										
																			BASE TAXABLE VALUE										
																			3,902,962										
																			TOTAL JUST VALUE										
																			3,902,962										
																			NCON VALUE										
																			0										
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE										
																			3,783,849										