



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	16	WD FR STUC 100		0500	12	5,094	179.1035	268.66	1,368,554	2004	2014	0	0	0	4.50	95.50	VALUATION BY		STANDARD										
Roof Structure	08	IRREGULAR 100		1 SFR CUST - 100% - 2022														Heated Area: 4333				HX Base Yr 2022							
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE				Tax Dist:							
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				1,386,969							
Interior Floor	14	CARPET 70																TOTAL LAND VALUE - MARKET				49,077							
Interior Floor	11	CLAY TILE 30																TOTAL MARKET VALUE				750,000							
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE				2,106,046							
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				576,023							
Bedrooms		4 100																ASSESSED VALUE				1,530,023							
Bathrooms		3 100																TOTAL EXEMPTION VALUE				HX HB 50,000							
Bathrooms Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				1,480,023							
Stories	2.	2. 100																TOTAL JUST VALUE				2,106,046							
Units		0 100																NCON VALUE				24,780							
INCOME VALUE																	PREVIOUS YEAR MKT VALUE				1,922,922								