



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	11	3,965	133.8876	200.83	796,291	1993	2000	0	0	0	11.50	88.50	VALUATION BY	STANDARD											
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2022										Heated Area: 3357										HX Base Yr 2022					
Roof Cover	03	COMP SHNGL 100															Tax Group: 5						Tax Dist:					
Interior Wall	05	DRYWALL 90															BUILDING MARKET VALUE						704,718					
Interior Wall	08	DECORATIVE 10															TOTAL MARKET OB/XF VALUE						20,112					
Interior Floor	14	CARPET 60															TOTAL LAND VALUE - MARKET						850,000					
Interior Floor	11	CLAY TILE 40															TOTAL MARKET VALUE						1,574,830					
Air Condition	03	CENTRAL 100															SOH/AGL Deduction						511,356					
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE						1,063,474					
Bedrooms		3 100															TOTAL EXEMPTION VALUE						HX HB 50,000					
Bathrooms		2.5 100															BASE TAXABLE VALUE						1,013,474					
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE						1,574,830					
Stories	2.	2. 100															NCON VALUE						0					
Units		0 100															INCOME VALUE											
			PREVIOUS YEAR MKT VALUE						1,343,735																			
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