



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	05	AVERAGE 100	0100	01	1,371	116.0640	110.26	151,166	1999	1999	0	0	0	11.75	88.25	VALUATION BY						STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021										Heated Area: 1288					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	284628 BAS1999 FOP1999 646															BUILDING MARKET VALUE					133,404									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					12,725									
Interior Floo	14	CARPET 80																TOTAL LAND VALUE - MARKET					89,600									
Interior Floo	11	CLAY TILE 20																TOTAL MARKET VALUE					235,729									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					72,318									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					163,411									
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms		2 100																BASE TAXABLE VALUE					113,411									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					235,729									
Stories	1.	1. 100																NCON VALUE					0									
Units		0 100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					230,421									