



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	31	HARDIE BRD 100	0100	01	1,965	116.7180	110.88	217,879	2021	2021	0	0	0	0.50	99.50	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1705					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					216,790														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					8,470														
Interior Floor	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					50,000														
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE					275,260														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					49,119														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					226,141														
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		2 100											BASE TAXABLE VALUE					176,141														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					275,260														
Stories	1.	1. 100											NCON VALUE					0														
Units		0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					260,603																								
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