



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	10	ABOVE AVG 100		0100	01	2,957	115.2816	109.52	323,851	2015	2015	0	0	0	3.50	96.50	VALUATION BY																
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 2540										STANDARD									
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2024										Tax Group: 4									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floor	11	CLAY TILE 60																						BUILDING MARKET VALUE									
Interior Floor	14	CARPET 40																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms		4 100																						SOH/AGL Deduction									
Bathrooms		3 100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																						BASE TAXABLE VALUE									
Units	00	0 100																						TOTAL JUST VALUE									
Occupancy	00	NONE 100																						NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									