



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1														
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			0900	01	2,211	104.8306	131.04	289,729	2006	2006	0	0	0	8.50	91.50	VALUATION BY						STANDARD															
Roof Structur	08	IRREGULAR 100			1 SNGL FAM - 100% - 2024										Heated Area: 1908					HX Base Yr 2024					Tax Group: 4						Tax Dist:								
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE					265,102																			
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE					3,225																			
Interior Floo	13	LVT/LAMNT 80													TOTAL LAND VALUE - MARKET					85,000																			
Interior Floo	08	SHT VINYL 20													TOTAL MARKET VALUE					353,327																			
Air Condition	03	CENTRAL 100													SOH/AGL Deduction					202,032																			
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE					151,295																			
Bedrooms		4 100													TOTAL EXEMPTION VALUE					50,000																			
Bathrooms		2 100													BASE TAXABLE VALUE					101,295																			
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE					353,327																			
Stories	1.	1. 100													NCON VALUE					0																			
Units		0 100													INCOME VALUE																								
Occupancy	00	NONE 100													PREVIOUS YEAR MKT VALUE					341,488																			