



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	2,087	113.1900	107.53	224,415	2023	2023	0	0	0	0.00	100.00	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1812					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					224,415									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					11,941									
Interior Floor	11	CLAY TILE 50																TOTAL LAND VALUE - MARKET					55,000									
Interior Floor	14	CARPET 50																TOTAL MARKET VALUE					291,356									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					291,356									
Bedrooms		4 100																TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms		2 100																BASE TAXABLE VALUE					241,356									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					291,356									
Stories	1.	1. 100																NCON VALUE					236,356									
Units		0 100						INCOME VALUE																								
													PREVIOUS YEAR MKT VALUE					55,000														