



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	2,094	106.8200	101.48	212,499	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: 1856					HX Base Yr					Tax Group: 4	Tax Dist:					
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					212,499						
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					3,411						
Interior Floor	08	SHT VINYL 50																TOTAL LAND VALUE - MARKET					55,000						
Interior Floor	14	CARPET 50																TOTAL MARKET VALUE					270,910						
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					0						
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					270,910						
Bedrooms		4 100																TOTAL EXEMPTION VALUE					13						
Bathrooms		2 100																BASE TAXABLE VALUE					0						
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					270,910						
Stories	1.	1. 100																NCON VALUE					215,910						
Units		0 100																INCOME VALUE											
			PREVIOUS YEAR MKT VALUE					55,000																					