



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 Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1856					HX Base Yr 2024					Tax Group: 4								Tax Dist:	
Roof Cover	03	COMP SHNGL 100	10 7 7 10 14 10 15 39 59 21 15 20 21 13 3 5 2 3 2 2 2 3 PTO 2023 BAS 2023 FGR 2023 FOP 2023																				BUILDING MARKET VALUE								212,499	
Interior Wall	05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE								4,108			
Interior Floo	08	SHT VINYL 50																			TOTAL LAND VALUE - MARKET								55,000			
Interior Floo	14	CARPET 50																			TOTAL MARKET VALUE								271,607			
Air Condition	03	CENTRAL 100																			SOH/AGL Deduction								0			
Heating Type	04	AIR DUCTED 100																			ASSESSED VALUE								271,607			
Bedrooms		4 100																			TOTAL EXEMPTION VALUE								HX HB 50,000			
Bathrooms		2 100																			BASE TAXABLE VALUE								221,607			
Frame	02	WOOD FRAME 100																			TOTAL JUST VALUE								271,607			
Stories	1.	1. 100																			NCON VALUE								216,607			
Units		0 100																			INCOME VALUE											
											PREVIOUS YEAR MKT VALUE								55,000													