



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		05	AVERAGE 100		0100	01	2,160	103.8800	98.69	213,170	1988	1988	0	0	0	16.00	84.00	VALUATION BY		STANDARD																		
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 1680					HX Base Yr 2024					Tax Group: 4		Tax Dist:											
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE		179,063											
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		10,539											
Interior Floor		14	CARPET 100																						TOTAL LAND VALUE - MARKET		110,000											
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE		299,602											
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction		0											
Bedrooms		3	100																						ASSESSED VALUE		299,602											
Bathrooms		2	100																						TOTAL EXEMPTION VALUE		HX HB		50,000									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE		249,602											
Stories		1.	1. 100																						TOTAL JUST VALUE		299,602											
Units		0	100																						NCON VALUE		0											
BUD8 Adjustme		04	DIST 01 100																						INCOME VALUE													
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE		291,325											
Quality		03	Quality Level 03																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA				05																															
NEIGHBORHOOD/LOC			5001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,680	100	1,680	139,271																																		
UEP	800	60	480	39,792																																		