



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	PAGE 1 of 1													
Exterior Wall	17	CB STUCCO 100	0100	01	1,572	131.6106	125.03	196,547	2005	2015	0	0	0	4.00	96.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1264					HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100											VALUATION BY																
Interior Wall	05	DRYWALL 100											STANDARD																
Interior Floor	13	LVT/LAMNT 60											Tax Group: 3																
Interior Floor	14	CARPET 40											Tax Dist:																
Air Condition	03	CENTRAL 100											BUILDING MARKET VALUE																
Heating Type	04	AIR DUCTED 100											TOTAL MARKET OB/XF VALUE																
Bedrooms	3	100											TOTAL LAND VALUE - MARKET																
Bathrooms	2	100											TOTAL MARKET VALUE																
Frame	03	MASONRY 100											SOH/AGL Deduction																
Stories	1.	1. 100	ASSESSED VALUE																										
Units	0	100	TOTAL EXEMPTION VALUE																										
Occupancy	00	NONE 100	BASE TAXABLE VALUE																										
			TOTAL JUST VALUE																										
			NCON VALUE																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE																										