

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	31	HARDIE BRD 100	0500	01	3,672	86.9940	130.49	479,159	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2024										Heated Area: 3194										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2024										Tax Group: 6									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floor	13	LVT/LAMNT 70																					BUILDING MARKET VALUE									
Interior Floor	14	CARPET 30																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		4 100																					SOH/AGL Deduction									
Bathrooms		2.5 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																					BASE TAXABLE VALUE									
Units		0 100																					TOTAL JUST VALUE									
																							NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									
																							79,200									
																							INGROUND POOL									