



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										2				
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY																														
Exterior Wall	10	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																
Roof Structur	08	IRREGULAR 100		0500	22	5,763	440.7530	661.13	3,810,092	2022	2022	0	0	0	0.00	100.00	Tax Group: 2	Tax Dist:																
Roof Cover	13	STAND SEAM 100		1 SFR CUST - 100% - 2023										Heated Area: 4875					HX Base Yr 2023					BUILDING MARKET VALUE										3,810,092
Interior Wall	05	DRYWALL 70												TOTAL MARKET OB/XF VALUE										47,336										
Interior Wall	06	CUST PANEL 30												TOTAL LAND VALUE - MARKET										500,000										
Interior Floor	12	HARDWOOD 70												TOTAL MARKET VALUE										4,357,428										
Interior Floor	15	HARDTILE 30												SOH/AGL Deduction										311,013										
Air Condition	03	CENTRAL 100												ASSESSED VALUE										4,046,415										
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB	50,000									
Bedrooms		6 100												BASE TAXABLE VALUE										3,996,415										
Bathrooms		5.5 100												TOTAL JUST VALUE										4,357,428										
Frame	02	WOOD FRAME 100												NCON VALUE										0										
Stories	0	0 100		INCOME VALUE																														
Units	0	0 100		PREVIOUS YEAR MKT VALUE										3,928,558																				