



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		0900	01	2,951	107.7804	134.73	397,588	2023	2023	0	0	0	0.00	100.00	VALUATION BY											
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2024													Heated Area: 2600											
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2024											
Interior Wall		05	DRYWALL 100																	VALUATION SUMMARY									
Interior Floo		13	LVT/LAMNT 60																	STANDARD									
Interior Floo		14	CARPET 40																	Tax Group: 4									
Air Condition		03	CENTRAL 100																	Tax Dist:									
Heating Type		04	AIR DUCTED 100																	BUILDING MARKET VALUE									
Bedrooms		4 100		TOTAL MARKET OB/XF VALUE																									
Bathrooms		2 100		TOTAL LAND VALUE - MARKET																									
Frame		02	WOOD FRAME 100																	TOTAL MARKET VALUE									
Stories		1. 1. 100		SOH/AGL Deduction																									
Units		0 100		ASSESSED VALUE																									
				TOTAL EXEMPTION VALUE																									
				BASE TAXABLE VALUE																									
				TOTAL JUST VALUE																									
				NCON VALUE																									
				INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE																									