



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD									
Exterior Wall	31	HARDIE BRD 100	0900	01	2,799	104.7360	130.92	366,445	2018	2018	0	0	0	2.00	98.00	VALUATION BY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2371									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100														Tax Group: 4									
Interior Floo	13	LVT/LAMNT 90														Tax Dist:									
Interior Floo	11	CLAY TILE 10														BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET									
Bedrooms		3 100														TOTAL MARKET VALUE									
Bathrooms		2 100														SOH/AGL Deduction									
Frame	02	WOOD FRAME 100														ASSESSED VALUE									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE									
Units		0 100														BASE TAXABLE VALUE									
Occupancy	00	NONE 100														TOTAL JUST VALUE									
																NCON VALUE									
			INCOME VALUE																						
			PREVIOUS YEAR MKT VALUE																						