



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	3,199	107.4560	134.32	429,690	2020	2020	0	0	0	1.00	99.00	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 2630			HX Base Yr 2023							STANDARD		
Roof Cover	03	COMP SHNGL 100																VALUATION BY							
Interior Wall	05	DRYWALL 100																Tax Group: 4							
Interior Floor	11	CLAY TILE 60																Tax Dist:							
Interior Floor	14	CARPET 40																BUILDING MARKET VALUE							
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE							
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET							
Bedrooms	4	100																TOTAL MARKET VALUE							
Bathrooms	3	100																SOH/AGL Deduction							
Frame	02	WOOD FRAME 100																ASSESSED VALUE							
Stories	1.	1. 100																TOTAL EXEMPTION VALUE							
Units	0	100																HX HB VX							
Occupancy	00	NONE 100																BASE TAXABLE VALUE							
																		TOTAL JUST VALUE							
			NCON VALUE																						
			INCOME VALUE																						
			PREVIOUS YEAR MKT VALUE																						