



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	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100								0900	01	2,080	108.8780	136.10	283,088	2022	2022	0	0	0	0.00	100.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2023										Heated Area: 1984										STANDARD									
Roof Cover	03	COMP SHNGL 90								HX Base Yr 2023										Tax Group: 6										Tax Dist:									
Roof Cover	12	MODULAR MT 10																		BUILDING MARKET VALUE										283,088									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										819									
Interior Floo	13	LVT/LAMNT 100																		TOTAL LAND VALUE - MARKET										95,000									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										378,907									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										3,223									
Bedrooms		4 100																		ASSESSED VALUE										375,684									
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										325,684									
Stories	1.	1. 100																		TOTAL JUST VALUE										378,907									
Units		0 100																		NCON VALUE										0									
Occupancy	00	NONE 100																		INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										364,742									