



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,780	109.8720	104.38	290,176	2017	2017	0	0	0	2.50	97.50	Tax Group: 4	Tax Dist:															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 2508										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 60																					TOTAL LAND VALUE - MARKET									
Interior Floo	08	SHT VINYL 40																					TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE									
Bedrooms		5 100																					TOTAL EXEMPTION VALUE									
Bathrooms		3 100																					BASE TAXABLE VALUE									
Bathrooms																							TOTAL JUST VALUE									
Frame	02	WOOD FRAME 100																					NCON VALUE									
Stories	2.	2. 100																					INCOME VALUE									
Units	0	0 100																					PREVIOUS YEAR MKT VALUE									
Occupancy	00	NONE 100																														