



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	17	CB STUCCO 90	0100	01	2,282	120.5890	114.56	261,426	2011	2011	0	0	0	6.00	94.00	VALUATION BY						STANDARD												
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2023										Heated Area: 2254				HX Base Yr 2023						Tax Group: 6						Tax Dist:					
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE												245,740						
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE				5,825														
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET				40,000														
Interior Floor	14	CARPET 70														TOTAL MARKET VALUE				291,565														
Interior Floor	08	SHT VINYL 30														SOH/AGL Deduction				65,119														
Air Condition	03	CENTRAL 100														ASSESSED VALUE				226,446														
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE				HX HB 50,000														
Bedrooms		3 100														BASE TAXABLE VALUE				176,446														
Bathrooms		2 100														TOTAL JUST VALUE				291,565														
Frame	02	WOOD FRAME 100														NCON VALUE				0														
Stories	1.	1. 100														INCOME VALUE																		
Units		0 100														PREVIOUS YEAR MKT VALUE				280,579														
Occupancy	00	NONE 100																																