



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	17	CB STUCCO 100	0100	01	2,105	122.1668	116.06	244,306	2011	2016	0	0	0	3.50	96.50	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1854					HX Base Yr 2024					STANDARD						
Roof Cover	03	COMP SHNGL 100																Tax Group: 6					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					235,755						
Interior Floor	13	LVT/LAMNT 70																TOTAL MARKET OB/XF VALUE					8,107						
Interior Floor	14	CARPET 30																TOTAL LAND VALUE - MARKET					40,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					283,862						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0						
Bedrooms		3 100																ASSESSED VALUE					283,862						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					HX HB 50,000						
Frame	03	MASONRY 100																BASE TAXABLE VALUE					233,862						
Stories	1.	1. 100																TOTAL JUST VALUE					283,862						
Units	0	100	NCON VALUE					7,374																					
Occupancy	00	NONE 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					266,274																					