



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	05	AVERAGE 90		0100	01	1,674	120.2300	114.22	191,204	2007	2007	0	0	0	7.95	92.05	VALUATION BY					STANDARD											
Exterior Wall	20	FACE BRICK 10		1 SINGLE FAM - 100% - 2021										Heated Area: 1380					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					176,003														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					7,324														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					55,000														
Interior Floor	14	CARPET 70												TOTAL MARKET VALUE					238,327														
Interior Floor	08	SHT VINYL 30												SOH/AGL Deduction					66,814														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					171,513														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					50,000														
Bedrooms	3	100												BASE TAXABLE VALUE					121,513														
Bathrooms	2	100												TOTAL JUST VALUE					238,327														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100		PREVIOUS YEAR MKT VALUE					230,638																								
Occupancy	00	NONE 100																															