



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	31	HARDIE BRD 100	0500	11	3,846	128.0160	192.02	738,509	2022	2022	0	0	0	0.00	100.00	VALUATION BY										
Roof Structure	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2024										Heated Area: 2916										STANDARD			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2024										Tax Group: 4			
Interior Wall	05	DRYWALL 100																					Tax Dist:			
Interior Floor	12	HARDWOOD 80																					BUILDING MARKET VALUE			
Interior Floor	14	CARPET 20																					TOTAL MARKET OB/XF VALUE			
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET			
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE			
Bedrooms	3	100																					SOH/AGL Deduction			
Bathrooms	3	100																					ASSESSED VALUE			
Bathrooms	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE			
Frame																							HX HB			
Stories	1.	1. 100																					BASE TAXABLE VALUE			
Units	0	100																					TOTAL JUST VALUE			
																							NCON VALUE			
																							INCOME VALUE			
																							PREVIOUS YEAR MKT VALUE			
																							1,061,432			
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