



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION					VALUATION SUMMARY																												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																
Exterior Wall	31	HARDIE BRD 100	0100	01	2,393	123.5829	117.40	280,938	2021	2021	0	0	0	0.50	99.50	Tax Group: 4	Tax Dist:																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 2040					HX Base Yr					BUILDING MARKET VALUE										279,533
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										4,680										
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										75,000										
Interior Floo	11	CLAY TILE 70											TOTAL MARKET VALUE										359,213										
Interior Floo	14	CARPET 30											SOH/AGL Deduction										0										
Air Condition	03	CENTRAL 100											ASSESSED VALUE										359,213										
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0										
Bedrooms		4 100											BASE TAXABLE VALUE										359,213										
Bathrooms		3 100											TOTAL JUST VALUE										359,213										
Frame	02	WOOD FRAME 100											NCON VALUE										0										
Stories	1.	1. 100	INCOME VALUE																														
Units		0 100	PREVIOUS YEAR MKT VALUE										331,618																				
Occupancy	00	NONE 100																															