



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	20	FACE BRICK 100	0100	01	1,777	121.0000	114.95	204,266	2019	2019	0	0	0	3.00	97.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020										Heated Area: 1526					HX Base Yr 2020					STANDARD						
Roof Cover	03	COMP SHNGL 100																Tax Group: 4					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					198,138						
Interior Floor	14	CARPET 70																TOTAL MARKET OB/XF VALUE					2,915						
Interior Floor	08	SHT VINYL 30																TOTAL LAND VALUE - MARKET					75,000						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					276,053						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					136,579						
Bedrooms		3 100																ASSESSED VALUE					139,474						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					VX HX HB 55,000						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					84,474						
Stories	0	0 100																TOTAL JUST VALUE					276,053						
Units	0	0 100																NCON VALUE					0						
Occupancy	00	NONE 100																INCOME VALUE											
			PREVIOUS YEAR MKT VALUE					242,626																					