



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	0900	01	1,940	110.9752	138.72	269,117	2015	2015		0	0	3.50	96.50	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2022										Heated Area: 1487					HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																VALUATION BY					STANDARD				
Interior Wall	05	DRYWALL 100																Tax Group: 4					Tax Dist:				
Interior Floo	12	HARDWOOD 60																BUILDING MARKET VALUE					259,698				
Interior Floo	11	CLAY TILE 40																TOTAL MARKET OB/XF VALUE					12,427				
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET					95,000				
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE					367,125				
Bedrooms		3 100																SOH/AGL Deduction					56,338				
Bathrooms		2 100																ASSESSED VALUE					310,787				
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE					50,000				
Stories	1.	1. 100																BASE TAXABLE VALUE					260,787				
Units	0	0 100																TOTAL JUST VALUE					367,125				
Occupancy	00	NONE 100																NCON VALUE					0				
			INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE					328,621																			