



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	31	HARDIE BRD 100	0100	01	2,635	123.0240	116.87	307,952	2018	2018	0	0	0	2.00	98.00	STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 2177					HX Base Yr					VALUATION BY					TAX DIST:				
Roof Cover	03	COMP SHNGL 100											BAS 2018					FGR 2018					BUILDING MARKET VALUE					301,793				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					10,137				
Interior Floo	11	CLAY TILE 50																					TOTAL LAND VALUE - MARKET					75,000				
Interior Floo	14	CARPET 50																					TOTAL MARKET VALUE					386,930				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					23,666				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					363,264				
Bedrooms		4 100																					TOTAL EXEMPTION VALUE					0				
Bathrooms		3 100																					BASE TAXABLE VALUE					363,264				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					386,930				
Stories	1.	1. 100																					NCON VALUE					0				
Units		0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					330,240																								
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