



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	10	ABOVE AVG 100		0900	01	1,637	135.9507	179.45	293,760	1991	1991	0	0	0	15.25	84.75	VALUATION BY																
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 1369										STANDARD									
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2023										Tax Group: 8									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floo	14	CARPET 70																						BUILDING MARKET VALUE									
Interior Floo	11	CLAY TILE 30																						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		2 100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																						HX HB									
Units		0 100																						BASE TAXABLE VALUE									
Occupancy	00	NONE 100																						TOTAL JUST VALUE									
																								NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									