



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8											
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	10	ABOVE AVG 100				0900	01	2,306	105.8400	139.71	322,171	1984	1984	0	0	0	17.00	83.00	VALUATION BY										STANDARD										
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2023														Heated Area: 1918										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										267,402									
Interior Floor	14	CARPET 100																		TOTAL MARKET OB/XF VALUE										4,515									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										350,000									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										621,917									
Bedrooms	3	100																		SOH/AGL Deduction										105,013									
Bathrooms	2	100																		ASSESSED VALUE										516,904									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories	2.	2. 100																		BASE TAXABLE VALUE										466,182									
Units	0	100																		TOTAL JUST VALUE										621,917									
BUD8 Adjustme	05	DIST 1A 100				NCON VALUE										0																							
Occupancy	00	NONE 100				INCOME VALUE																																	
																PREVIOUS YEAR MKT VALUE										687,888													