



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		0500	01	3,519	107.3520	169.62	596,893	2001	2001		0	0	11.00	89.00	VALUATION BY												
Roof Structure	08	IRREGULAR 100		1 SFR CUST - 100% - 2023										Heated Area: 3044										STANDARD					
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2023										Tax Group: 8					
Interior Wall	05	DRYWALL 100																						Tax Dist:					
Interior Floor	14	CARPET 80																						BUILDING MARKET VALUE					
Interior Floor	11	CLAY TILE 20																						TOTAL MARKET OB/XF VALUE					
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET					
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE					
Bedrooms		4 100																						SOH/AGL Deduction					
Bathrooms		3.5 100																						ASSESSED VALUE					
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE					
Stories	2.	2. 100																						HX HB					
Units	00	0 100																						BASE TAXABLE VALUE					
Occupancy	00	NONE 100																						TOTAL JUST VALUE					
																								NCON VALUE					
																								INCOME VALUE					
																								PREVIOUS YEAR MKT VALUE					
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