



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	8																		
Exterior Wall		16	WD FR STUC 100		0500	11	2,333	137.6528	217.49	507,404	1990	1990	0	0	17.00	83.00	VALUATION BY																	
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2020										Heated Area: 1868										HX Base Yr 2020									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 8									
Interior Wall		05	DRYWALL 100																						Tax Dist:									
Interior Floo		14	CARPET 80																						BUILDING MARKET VALUE									
Interior Floo		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			3 100																						SOH/AGL Deduction									
Bathrooms			2 100																						ASSESSED VALUE									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																						BASE TAXABLE VALUE									
Units		0	0 100																						TOTAL JUST VALUE									
Occupancy		00	NONE 100																						NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									