



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	VALUATION BY	STANDARD																
Exterior Wall	10	ABOVE AVG 100	0900	01	2,475	119.7504	158.07	391,223	2019	2019	0	0	0	2.00	98.00	Tax Group: 8	Tax Dist:																
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 0% - 2025										Heated Area: 2029					HX Base Yr					BUILDING MARKET VALUE	383,399									
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE	3,593														
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET	283,185														
Interior Floo	11	CLAY TILE 60																TOTAL MARKET VALUE	670,177														
Interior Floo	14	CARPET 40																SOH/AGL Deduction	0														
Air Condition	03	CENTRAL 100																ASSESSED VALUE	670,177														
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE	0														
Bedrooms		3 100																BASE TAXABLE VALUE	670,177														
Bathrooms		3 100																TOTAL JUST VALUE	670,177														
Bathrooms		3 100																NCON VALUE	0														
Frame	02	WOOD FRAME 100																INCOME VALUE															
Stories	2.	2. 100											PREVIOUS YEAR MKT VALUE	584,316																			
Units	0	0 100																															
Occupancy	00	NONE 100																															