



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	16	WD FR STUC 100				0500	01	3,326	114.7608	181.32	603,070	2018	2018	0	0	0	3.00	97.00	VALUATION BY		STANDARD																				
Roof Structur	08	IRREGULAR 100				1 SFR CUST - 100% - 2019														Heated Area: 2967										Tax Group: 8		Tax Dist:									
Roof Cover	03	COMP SHNGL 100				HX Base Yr 2019																								BUILDING MARKET VALUE		584,978									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE		29,707									
Interior Floo	11	CLAY TILE 60																												TOTAL LAND VALUE - MARKET		300,000									
Interior Floo	14	CARPET 40																												TOTAL MARKET VALUE		914,685									
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction		340,964									
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE		573,721									
Bedrooms		4 100																												TOTAL EXEMPTION VALUE		HX HB WR		55,722							
Bathrooms		3.5 100																												BASE TAXABLE VALUE		517,999									
Bathrooms Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE		914,685									
Stories	1.	1. 100																												NCON VALUE		0									
Units		0 100																												INCOME VALUE											
Occupancy	00	NONE 100																												PREVIOUS YEAR MKT VALUE		888,726									