



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0320	11	1,109	168.3789	168.38	186,733	1983	2003	0	0	0	10.25	89.75	VALUATION BY																
Roof Structure	03	GABLE/HIP 100								1 TOWNHOUSE - 0% - 2025										Heated Area: 960										STANDARD									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr										Tax Group: 2									
Interior Wall	05	DRYWALL 100																												Tax Dist:									
Interior Floor	11	CLAY TILE 60																												BUILDING MARKET VALUE									
Interior Floor	14	CARPET 40																												TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms		2 100																												SOH/AGL Deduction									
Bathrooms		1.5 100																												ASSESSED VALUE									
Bathrooms Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories	3.	3. 100																												BASE TAXABLE VALUE									
Units		0 100																												TOTAL JUST VALUE									
BUD8 Adjustme	02	DIST FB 100																												NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									

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2025

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