



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
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 70	0900	01	2,553	125.5584	165.74	423,134	2002	2002	0	0	0	11.00	89.00	VALUATION BY																
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2021										Heated Area: 2162										HX Base Yr 2021									
Roof Structure	08	IRREGULAR 100																					Tax Group: 2									
Roof Cover	03	COMP SHNGL 100																					Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floo	12	HARDWOOD 90																					TOTAL MARKET OB/XF VALUE									
Interior Floo	15	HARDTILE 10																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms	4 100																						ASSESSED VALUE									
Bathrooms	2.5 100																						TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE									
Stories	1.5	1.5 100											TOTAL JUST VALUE																			
Units	0 100												NCON VALUE																			
Occupancy	00	NONE 100											INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE																
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