



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
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	2,257	125.0480	165.06	372,540	2001	2001	0	0	0	11.50	88.50	VALUATION BY																								
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2022										Heated Area: 1890					HX Base Yr 2022					STANDARD																	
Roof Structur	08	IRREGULAR 100																Tax Group: 2										Tax Dist:												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE										329,698												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE										28,629												
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET										275,000												
Interior Floo	15	HARDTILE 30																TOTAL MARKET VALUE										633,327												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction										159,143												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE										474,184												
Bedrooms	3	100																TOTAL EXEMPTION VALUE										HX HB 50,722												
Bathrooms	2	100																BASE TAXABLE VALUE										423,462												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE										633,327												
Stories	1.	1. 100																NCON VALUE										0												
Units	0	100																INCOME VALUE																						
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE										546,900												

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