



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	STANDARD																
Exterior Wall	31	HARDIE BRD 100	0500	11	2,475	145.5725	230.00	569,250	2023	2023	0	0	0	0.00	100.00	Tax Group: 2																
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 0% - 2024										Heated Area: 2098					HX Base Yr					Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					569,250														
Interior Wall	04	PLYWOOD 100											TOTAL MARKET OB/XF VALUE					5,000														
Interior Floo	12	HARDWOOD 70											TOTAL LAND VALUE - MARKET					262,824														
Interior Floo	11	CLAY TILE 30											TOTAL MARKET VALUE					837,074														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					837,074														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					0														
Bathrooms		3.5 100											BASE TAXABLE VALUE					837,074														
Bathrooms													TOTAL JUST VALUE					837,074														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	2.	2. 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE					783,101																								