



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
Exterior Wall	31	HARDIE BRD 100								0500	01	2,592	130.0512	205.48	532,604	2024	2024	0	0	0	0.00	100.00	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2025														Heated Area: 2228								HX Base Yr 2025								STANDARD							
Roof Cover	12	MODULAR MT 100																														Tax Group: 2								Tax Dist:							
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								532,604							
Interior Floo	12	HARDWOOD 90																														TOTAL MARKET OB/XF VALUE								15,870							
Interior Floo	11	CLAY TILE 10																														TOTAL LAND VALUE - MARKET								262,824							
Air Condition	03	CENTRAL 100																														TOTAL MARKET VALUE								811,298							
Heating Type	04	AIR DUCTED 100																														SOH/AGL Deduction								0							
Bedrooms		4 100																														ASSESSED VALUE								811,298							
Bathrooms		3.5 100																														TOTAL EXEMPTION VALUE								HX HB 50,722							
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE								760,576							
Stories	1.	1. 100																														TOTAL JUST VALUE								811,298							
Units	0	0 100																														NCON VALUE								548,474							
Occupancy	00	NONE 100																														INCOME VALUE															
																																PREVIOUS YEAR MKT VALUE								237,660							