



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	10	ABOVE AVG 100	0500	11	3,450	150.4752	237.75	820,238	2022	2022	0	0	0	0.50	99.50	VALUATION BY	STANDARD															
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2023										Heated Area: 2765					HX Base Yr 2023					Tax Group: 2	Tax Dist:								
Roof Cover	12	MODULAR MT 100																					BUILDING MARKET VALUE					816,137				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					22,120				
Interior Floor	12	HARDWOOD 100																					TOTAL LAND VALUE - MARKET					438,040				
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE					1,276,297				
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction					122,990				
Bedrooms		3 100																					ASSESSED VALUE					1,153,307				
Bathrooms		3 100																					TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE					1,102,585				
Stories	0	0 100																					TOTAL JUST VALUE					1,276,297				
Units		0 100																					NCON VALUE					0				
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE					1,196,975										