



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	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0500	01	2,377	125.0970	197.65	469,814	2020	2020	0	0	0	1.50	98.50	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023										Heated Area: 1991					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																Tax Group: 2					Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					462,767									
Interior Floor	12	HARDWOOD 60																TOTAL MARKET OB/XF VALUE					6,936									
Interior Floor	14	CARPET 40																TOTAL LAND VALUE - MARKET					300,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					769,703									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					56,253									
Bedrooms		3 100																ASSESSED VALUE					713,450									
Bathrooms		2 100																TOTAL EXEMPTION VALUE					0									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					713,450									
Stories	1.	1. 100																TOTAL JUST VALUE					769,703									
Units		0 100																NCON VALUE					0									
Occupancy	00	NONE 100																INCOME VALUE														
																		PREVIOUS YEAR MKT VALUE					648,591									