



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 2													
Exterior Wall	16	WD FR STUC 100	0900	11	3,585	139.2336	183.79	658,887	1994	2004	0	0	0	10.00	90.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 2896					HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100											Tax Group: 2					Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					592,998											
Interior Floo	12	HARDWOOD 60											TOTAL MARKET OB/XF VALUE					13,673											
Interior Floo	11	CLAY TILE 40											TOTAL LAND VALUE - MARKET					712,875											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					1,319,546											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					148,632											
Bedrooms		3 100											ASSESSED VALUE					1,170,914											
Bathrooms		3.5 100											TOTAL EXEMPTION VALUE					HX HB 50,722											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					1,120,192											
Stories	2.5	2.5 100											TOTAL JUST VALUE					1,319,546											
Units	0	0 100	NCON VALUE					0																					
Occupancy	00	NONE 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					1,167,857																					

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