



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	12	2,773	195.8400	309.43	858,049	2021	2021	0	0	0	1.00	99.00	VALUATION BY		STANDARD												
Roof Structure	01	FLAT 100		1 SFR CUST - 100% - 2025										Heated Area: 2069				HX Base Yr 2025				Tax Group: 2		Tax Dist:							
Roof Cover	13	STAND SEAM 100																				BUILDING MARKET VALUE		849,469							
Interior Wall	05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE		3,583							
Interior Floor	13	LVT/LAMNT 100																				TOTAL LAND VALUE - MARKET		408,750							
Air Condition	03	CENTRAL 100																				TOTAL MARKET VALUE		1,261,802							
Heating Type	04	AIR DUCTED 100																				SOH/AGL Deduction		124,363							
Bedrooms	4	100																				ASSESSED VALUE		1,137,439							
Bathrooms	3	100																				TOTAL EXEMPTION VALUE		HX HB VX		55,722					
Frame	02	WOOD FRAME 100																				BASE TAXABLE VALUE		1,081,717							
Stories	3.	3. 100																				TOTAL JUST VALUE		1,261,802							
Units		0 100																				NCON VALUE		0							
																						INCOME VALUE									
																						PREVIOUS YEAR MKT VALUE		1,152,006							