



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	16	WD FR STUC 100	0900	01	1,786	118.5000	156.42	279,366	1993	1993	0	0	0	15.50	84.50	VALUATION BY	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025												Heated Area: 1288				HX Base Yr 2025				Tax Group: 2				Tax Dist:			
Roof Cover	03	COMP SHNGL 100	26 38 UST 1993 26 38 BAS 1993 15 20 FUS 1993 26 3 UOP 1993												1014				BUILDING MARKET VALUE				236,064							
Interior Wall	06	CUST PANEL 100																	TOTAL MARKET OB/XF VALUE				1,515							
Interior Floo	09	PINE WOOD 70																	TOTAL LAND VALUE - MARKET				225,000							
Interior Floo	14	CARPET 30																	TOTAL MARKET VALUE				462,579							
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction				0							
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE				462,579							
Bedrooms		2 100																	TOTAL EXEMPTION VALUE				HX HB				50,722			
Bathrooms		2 100																	BASE TAXABLE VALUE				411,857							
Bathrooms																			TOTAL JUST VALUE				462,579							
Frame	02	WOOD FRAME 100																	NCON VALUE				0							
Stories	2.5	2.5 100																	INCOME VALUE											
Units		0 100																	PREVIOUS YEAR MKT VALUE				451,421							
Occupancy	00	NONE 100																												