



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0500	01	1,612	128.1324	202.45	326,349	2024	2024	0	0	0	0.00	100.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100								1 SFR CUST - 0% - 2025														Heated Area: 1470								HX Base Yr							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 2							
Interior Wall	05	DRYWALL 100																														Tax Dist:							
Interior Floor	13	LVT/LAMNT 60																														BUILDING MARKET VALUE							
Interior Floor	14	CARPET 40																														TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																														TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																														TOTAL MARKET VALUE							
Bedrooms		3 100																														SOH/AGL Deduction							
Bathrooms		2.5 100																														ASSESSED VALUE							
Bathrooms Frame	02	WOOD FRAME 100																														TOTAL EXEMPTION VALUE							
Stories	2.	2. 100																														BASE TAXABLE VALUE							
Units	00	NONE 100																														TOTAL JUST VALUE							
Occupancy	00																															NCON VALUE							
																																INCOME VALUE							
																																PREVIOUS YEAR MKT VALUE							
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