



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	5																
Exterior Wall	31	HARDIE BRD 100	0500	01	3,582	105.3675	166.48	596,331	2023	2023	0	0	0	0.00	100.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024										Heated Area: 3016										Tax Group: 5									
Roof Cover	12	MODULAR MT 100																					Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floo	12	HARDWOOD 50																					TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 50																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms		3 100																					ASSESSED VALUE									
Bathrooms		2.5 100																					TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE									
Stories	1.	1. 100																					TOTAL JUST VALUE									
																							NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									
																							992,635									