



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	PR	NORM	% COND	STANDARD																	
Exterior Wall	16	WD FR STUC	50	0500	12	6,624	217.1462	343.09	2,272,628	2023	2023	0	0	0	0.50	99.50	Tax Group: 5																
Exterior Wall	17	CB STUCCO	50	1 SFR CUST - 100% - 2024										Heated Area: 5711					HX Base Yr 2024					Tax Dist:									
Roof Structure	03	GABLE/HIP	100											BUILDING MARKET VALUE										2,261,265									
Roof Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE										20,360									
Interior Wall	05	DRYWALL	100											TOTAL LAND VALUE - MARKET										1,250,000									
Interior Floor	12	HARDWOOD	100											TOTAL MARKET VALUE										3,531,625									
Air Condition	03	CENTRAL	100											SOH/AGL Deduction										210,086									
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										3,321,539									
Bedrooms	5	100												TOTAL EXEMPTION VALUE										HX HB					50,722				
Bathrooms	5	100		BASE TAXABLE VALUE										3,270,817																			
Frame	02	WOOD FRAME	50	TOTAL JUST VALUE										3,531,625																			
Frame	03	MASONRY	50	NCON VALUE										0																			
Stories	4.	4. 100		INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										3,227,929													