



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	11	4,696	124.8720	197.30	926,521	2022	2022	0	0	0	0.50	99.50	VALUATION BY	STANDARD																	
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023										Heated Area: 3797										HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE						921,888					
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE						88,797					
Interior Floo	12	HARDWOOD 80																					TOTAL LAND VALUE - MARKET						750,000					
Interior Floo	14	CARPET 20																					TOTAL MARKET VALUE						1,760,685					
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction						87,496					
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE						1,673,189					
Bedrooms		3 100																					TOTAL EXEMPTION VALUE						HX HB 50,722					
Bathrooms		3 100																					BASE TAXABLE VALUE						1,622,467					
Bathrooms																							TOTAL JUST VALUE						1,760,685					
Frame	02	WOOD FRAME 100																					NCON VALUE						0					
Stories	2.	2. 100																					INCOME VALUE											
Units		0 100											PREVIOUS YEAR MKT VALUE						1,721,005															