



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	31	HARDIE BRD 80				0500	12	4,891	206.7999		326.74	1,598,085	2023	2023	0	0	0	0.13	99.87	VALUATION BY					STANDARD														
Exterior Wall	17	CB STUCCO 10				1 SFR CUST - 100% - 2025										Heated Area: 4327										HX Base Yr 2025													
Exterior Wall	20	FACE BRICK 10														Tax Group: 5										Tax Dist:													
Roof Structur	08	IRREGULAR 100														BUILDING MARKET VALUE										1,596,007													
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE										59,570													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET										1,820,000													
Interior Floo	12	HARDWOOD 70														TOTAL MARKET VALUE										3,475,577													
Interior Floo	11	CLAY TILE 30														SOH/AGL Deduction										0													
Air Condition	03	CENTRAL 100														ASSESSED VALUE										3,475,577													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE										HX HB 50,722													
Bedrooms		4 100														BASE TAXABLE VALUE										3,424,855													
Bathrooms		4.5 100														TOTAL JUST VALUE										3,475,577													
Frame	02	WOOD FRAME 100														NCON VALUE										0													
Stories	2.	2. 100														INCOME VALUE																							
Units		0 100														PREVIOUS YEAR MKT VALUE										2,953,074													