



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	STANDARD																	
Exterior Wall	15	CONC BLOCK 100	0100	01	1,327	104.4160	104.42	138,565	1963	2005	0	0	0	9.50	90.50	Tax Group: 4																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1184										Tax Dist:									
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE										125,401									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										6,305									
Interior Floo	13	LVT/LAMNT 70											TOTAL LAND VALUE - MARKET										45,000									
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE										176,706									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										5,837									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										170,869									
Bedrooms		3 100											TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms		1 100											BASE TAXABLE VALUE										120,147									
Bathrooms													TOTAL JUST VALUE										176,706									
Frame	03	MASONRY 100											NCON VALUE										0									
Stories	1.	1. 100											INCOME VALUE																			
Units		0 100											PREVIOUS YEAR MKT VALUE										171,161									
Occupancy	00	NONE 100																														
										EYB AJDSTD REMODELED: 10/23KW																						