



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 100	0100	01	2,129	115.7380	115.74	246,410	2021	2021	0	0	0	1.00	99.00	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 1856				HX Base Yr 2022								
Roof Cover	03	COMP SHNGL 100															Tax Group: 4				Tax Dist:						
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE				243,946						
Interior Floo	11	CLAY TILE 70															TOTAL MARKET OB/XF VALUE				3,372						
Interior Floo	14	CARPET 30															TOTAL LAND VALUE - MARKET				50,000						
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE				297,318						
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction				44,658						
Bedrooms	4	100															ASSESSED VALUE				252,660						
Bathrooms	2	100															TOTAL EXEMPTION VALUE				50,722						
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE				201,938						
Stories	1.	1. 100															TOTAL JUST VALUE				297,318						
Units	0	100	NCON VALUE				0																				
Occupancy	00	NONE 100	INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE				286,286																				