



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	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0100	01	1,900	106.8200	106.82	202,958	2017	2017	0	0	0	3.00	97.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021										Heated Area: 1685					HX Base Yr 2021					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100											Tax Group: 4					Tax Dist:					196,869									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					2,436														
Interior Floor	14	CARPET 60											TOTAL MARKET OB/XF VALUE					55,000														
Interior Floor	08	SHT VINYL 40											TOTAL LAND VALUE - MARKET					254,305														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					55,392														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					198,913														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					50,722														
Bathrooms		2 100											BASE TAXABLE VALUE					148,191														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					254,305														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					245,453														