



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	2,488	103.4880	103.49	257,483	2022	2022	0	0	0	0.50	99.50	VALUATION BY	STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 2160					HX Base Yr 2024					Tax Group: 4	Tax Dist:					
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE					256,196							
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					9,821							
Interior Floor	14	CARPET 60															TOTAL LAND VALUE - MARKET					55,000							
Interior Floor	13	LVT/LAMMT 40															TOTAL MARKET VALUE					321,017							
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					27,694							
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					293,323							
Bedrooms		4 100															TOTAL EXEMPTION VALUE					HX HB VX 55,722							
Bathrooms		2 100															BASE TAXABLE VALUE					237,601							
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE					321,017							
Stories	1.	1. 100															NCON VALUE					0							
Units	0	0 100															INCOME VALUE												
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					285,056																					
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