



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	31	HARDIE BRD 100	0100	01	1,936	107.8000	107.80	208,701	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1705					HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100											VALUATION BY					STANDARD											
Interior Wall	05	DRYWALL 100											Tax Group: 4					Tax Dist:											
Interior Floor	08	SHT VINYL 50											BUILDING MARKET VALUE					208,701											
Interior Floor	14	CARPET 50											TOTAL MARKET OB/XF VALUE					3,775											
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET					55,000											
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE					267,476											
Bedrooms		4 100											SOH/AGL Deduction					2,981											
Bathrooms		2 100											ASSESSED VALUE					264,495											
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE					HX HB 50,722											
Stories	1.	1. 100											BASE TAXABLE VALUE					213,773											
Units	0	100											TOTAL JUST VALUE					267,476											
Occupancy	00	NONE 100											NCON VALUE					0											
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					257,041																					
			</																										