



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									
Exterior Wall	05	AVERAGE 100								0100	01	1,754	92.0000	92.00	161,368	1928	1980	0	0	0	18.25	81.75	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2024														Tax Group: 4							
Roof Cover	03	COMP SHNGL 100								Heated Area: 1488														Tax Dist:							
Interior Wall	02	WALL BD/WD 60								HX Base Yr 2024														BUILDING MARKET VALUE							
Interior Wall	03	PLASTER 40																						TOTAL MARKET OB/XF VALUE							
Interior Floo	09	PINE WOOD 100																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Bedrooms		3 100																						ASSESSED VALUE							
Bathrooms		1 100																						TOTAL EXEMPTION VALUE							
Bathrooms		1 100																						BASE TAXABLE VALUE							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE							
Stories	1.	1. 100																						NCON VALUE							
Units		1 100																						INCOME VALUE							
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE							