



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	4																	
Exterior Wall		31	HARDIE BRD 90		0900	01	2,951	103.4940	136.61	403,136	2023	2023	0	0	0	0.05	99.95	VALUATION BY																
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 2024										Heated Area: 2600										HX Base Yr									
Roof Structure		08	IRREGULAR 100																						Tax Group: 4									
Roof Cover		03	COMP SHNGL 100																						Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floor		13	LVT/LAMNT 60																						TOTAL MARKET OB/XF VALUE									
Interior Floor		14	CARPET 40																						TOTAL LAND VALUE - MARKET									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction									
Bedrooms		4	100																						ASSESSED VALUE									
Bathrooms		2	100																						TOTAL EXEMPTION VALUE									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories		1.	1. 100																						TOTAL JUST VALUE									
Units		0	100																						NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									
																									471,804									