



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	16	WD FR STUC 100	0900	01	2,660	105.5040	139.27	370,458	2005	2005	0	0	0	9.50	90.50	VALUATION BY	STANDARD																				
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 2331					HX Base Yr 2024																			
Roof Cover	03	COMP SHNGL 100																					Tax Group: 4					Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE										335,264				
Interior Floor	14	CARPET 70																					TOTAL MARKET OB/XF VALUE										13,212				
Interior Floor	11	CLAY TILE 30																					TOTAL LAND VALUE - MARKET										85,000				
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE										433,476				
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction										263,099				
Bedrooms	4	100																					ASSESSED VALUE										170,377				
Bathrooms	2	100																					TOTAL EXEMPTION VALUE										HX HB 50,722				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE										119,655				
Stories	1.	1. 100																					TOTAL JUST VALUE										433,476				
Units	0	100																					NCON VALUE										0				
Occupancy	00	NONE 100																					INCOME VALUE														
PREVIOUS YEAR MKT VALUE																							407,719														