



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 4																			
Exterior Wall	31	HARDIE BRD 100	0900	01	3,023	108.3760	143.06	432,470	2021	2021	0	0	0	1.00	99.00	VALUATION SUMMARY																			
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022										Heated Area: 2472										HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 4										Tax Dist:									
Interior Floor	11	CLAY TILE 60														BUILDING MARKET VALUE										428,145									
Interior Floor	14	CARPET 40														TOTAL MARKET OB/XF VALUE										7,860									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										85,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										521,005									
Bedrooms		3 100														SOH/AGL Deduction										122,028									
Bathrooms		2.5 100														ASSESSED VALUE										398,977									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories	1.	1. 100														BASE TAXABLE VALUE										348,255									
Units	0	0 100														TOTAL JUST VALUE										521,005									
Occupancy	00	NONE 100														NCON VALUE										0									
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										490,478																						