

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	MA	NORM	% COND									
Exterior Wall	05	AVERAGE 100								0100	01	2,300	87.4062	87.41	201,043	1940	1940	0	0	25	28.25	46.75	VALUATION BY								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2025														Heated Area: 1772							
Roof Cover	03	COMP SHNGL 100								HX Base Yr 2025														Tax Group: 4							
Interior Wall	05	DRYWALL 90																						Tax Dist:							
Interior Wall	06	CUST PANEL 10																						BUILDING MARKET VALUE							
Interior Floor	09	PINE WOOD 100																						TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE							
Bedrooms		2 100																						SOH/AGL Deduction							
Bathrooms		1.5 100																						ASSESSED VALUE							
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE							
Stories	1.	1. 100																						BASE TAXABLE VALUE							
Units	0	100																						TOTAL JUST VALUE							
BUD8 Adjustme	04	DIST 01 100																						NCON VALUE							
Occupancy	00	NONE 100																						INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							