



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1		6																														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																										
Exterior Wall	31	HARDIE BRD 100	0900	01	1,836	109.4400	144.46	265,229	2023	2023	0	0	0	0.00	100.00	Tax Group: 6										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 1432										HX Base Yr 2024										BUILDING MARKET VALUE										265,229									
Roof Cover	03	COMP SHNGL 100																															TOTAL MARKET OB/XF VALUE										16,748									
Interior Wall	05	DRYWALL 100																															TOTAL LAND VALUE - MARKET										67,500									
Interior Floo	13	LVT/LAMNT 80																															TOTAL MARKET VALUE										349,477									
Interior Floo	11	CLAY TILE 20																															SOH/AGL Deduction										19,476									
Air Condition	03	CENTRAL 100																															ASSESSED VALUE										330,001									
Heating Type	04	AIR DUCTED 100																															TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms		3 100																															BASE TAXABLE VALUE										279,279									
Bathrooms		2 100																															TOTAL JUST VALUE										349,477									
Frame	02	WOOD FRAME 100																															NCON VALUE										0									
Stories	1.	1. 100																															INCOME VALUE																			
Units		0 100																															PREVIOUS YEAR MKT VALUE										320,701									