



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	17	CB STUCCO 100		0100	01	2,105	122.1668	122.17	257,168	2011	2016	0	0	0	4.00	96.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 1854					HX Base Yr 2024					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE					246,881									
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					8,021									
Interior Floor	13	LVT/LAMNT 70																	TOTAL LAND VALUE - MARKET					50,000									
Interior Floor	14	CARPET 30																	TOTAL MARKET VALUE					304,902									
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction					12,808									
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE					292,094									
Bedrooms		3 100																	TOTAL EXEMPTION VALUE					HX HB					50,722				
Bathrooms		2 100																	BASE TAXABLE VALUE					241,372									
Frame	03	MASONRY 100																	TOTAL JUST VALUE					304,902									
Stories	1.	1. 100																	NCON VALUE					0									
Units		0 100																	INCOME VALUE														
Occupancy	00	NONE 100																	PREVIOUS YEAR MKT VALUE					283,862									