



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	10	ABOVE AVG 100		0900	01	1,684	117.0000	154.44	260,077	2016	2016	0	0	0	3.50	96.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024										Heated Area: 1372										STANDARD									
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2024										Tax Group: 4									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floo	12	HARDWOOD 100																						BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET									
Bedrooms	3	100																						TOTAL MARKET VALUE									
Bathrooms	2	100																						SOH/AGL Deduction									
Frame	02	WOOD FRAME 100																						ASSESSED VALUE									
Stories	1.	1. 100																						TOTAL EXEMPTION VALUE									
Units	0	100																						HX HB									
Occupancy	00	NONE 100																						BASE TAXABLE VALUE									
																								TOTAL JUST VALUE									
																								NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									