



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	05	AVERAGE 90	0100	01	1,439	120.3384	120.34	173,169	2007	2007	0	0	0	8.05	91.95	VALUATION BY					STANDARD											
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2021										Heated Area: 1213					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					159,229														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					4,513														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					65,000														
Interior Floo	14	CARPET 70											TOTAL MARKET VALUE					228,742														
Interior Floo	08	SHT VINYL 30											SOH/AGL Deduction					66,536														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					162,206														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB					50,722									
Bedrooms	3	100											BASE TAXABLE VALUE					111,484														
Bathrooms	2	100											TOTAL JUST VALUE					228,742														
Frame	02	WOOD FRAME 100	NCON VALUE					0																								
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					218,902																								
Occupancy	00	NONE 100																														