



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	31	HARDIE BRD 100				0500	12	5,160	194.4460	307.22	1,585,255	2021	2021	0	0	0	1.00	99.00	VALUATION BY		STANDARD							
Roof Structure	08	IRREGULAR 100				1 SFR CUST - 100% - 2022													Tax Group: 4		Tax Dist:							
Roof Cover	07	CONC TILE 100				Heated Area: 4208													BUILDING MARKET VALUE		1,569,402							
Interior Wall	05	DRYWALL 100				HX Base Yr 2022													TOTAL MARKET OB/XF VALUE		85,324							
Interior Floor	13	LVT/LAMNT 60																	TOTAL LAND VALUE - MARKET		410,000							
Interior Floor	11	CLAY TILE 40																	TOTAL MARKET VALUE		2,064,726							
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction		823,500							
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE		1,241,226							
Bedrooms	4	100																	TOTAL EXEMPTION VALUE		HX HB 50,722							
Bathrooms	4.5	100				BASE TAXABLE VALUE		1,190,504																				
Frame	02	WOOD FRAME 100				TOTAL JUST VALUE		2,064,726																				
Stories	2.	2. 100				NCON VALUE		0																				
Units	0	100				INCOME VALUE																						
						PREVIOUS YEAR MKT VALUE		1,615,274																				