



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY																																
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	0100	01	2,393	123.5829	123.58	295,727	2021	2021	0	0	0	1.00	99.00	Tax Group: 4	Tax Dist:																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 2040					HX Base Yr 2022					BUILDING MARKET VALUE										292,770									
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										4,005																			
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										75,000																			
Interior Floo	11	CLAY TILE 70											TOTAL MARKET VALUE										371,775																			
Interior Floo	14	CARPET 30											SOH/AGL Deduction										41,265																			
Air Condition	03	CENTRAL 100											ASSESSED VALUE										330,510																			
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										50,722																			
Bedrooms		4 100											BASE TAXABLE VALUE										279,788																			
Bathrooms		3 100											TOTAL JUST VALUE										371,775																			
Frame	02	WOOD FRAME 100											NCON VALUE										0																			
Stories	1.	1. 100											INCOME VALUE																													
Units		0 100											PREVIOUS YEAR MKT VALUE										358,538																			
Occupancy	00	NONE 100																																								