



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	31	HARDIE BRD 100								0900	01	1,612	115.4640	152.41	245,685	1992	1992	0	0	0	15.25	84.75	VALUATION BY																																				
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2020														Heated Area: 1242														HX Base Yr 2020														STANDARD							
Roof Cover	03	COMP SHNGL 100																																				Tax Group: 4								Tax Dist:													
Interior Wall	05	DRYWALL 100																																				BUILDING MARKET VALUE								288,218													
Interior Floo	13	LVT/LAMNT 60																																				TOTAL MARKET OB/XF VALUE								2,724													
Interior Floo	14	CARPET 40																																				TOTAL LAND VALUE - MARKET								85,000													
Air Condition	03	CENTRAL 100																																				TOTAL MARKET VALUE								295,942													
Heating Type	04	AIR DUCTED 100																																				SOH/AGL Deduction								88,143													
Bedrooms		3 100																																				ASSESSED VALUE								207,799													
Bathrooms		2 100																																				TOTAL EXEMPTION VALUE								HX HB 50,722													
Frame	02	WOOD FRAME 100																																				BASE TAXABLE VALUE								157,077													
Stories	1.	1. 100																																				TOTAL JUST VALUE								295,942													
Units	0	0 100																																				NCON VALUE								0													
Occupancy	00	NONE 100																																				INCOME VALUE																					
																																						PREVIOUS YEAR MKT VALUE								286,624													