

SOUN SARAH MELISSA/USTICK RYAN HADLEY
3130 BUENOS AIRES PL UNIT 15
DULLES, VA 20189

42-2N-27-1090-0097-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION																				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	VALUATION SUMMARY																										
Exterior Wall	31	HARDIE BRD 100								0100	01	1,960	116.7180	116.72	228,771	2022	2022		0	0	0.50	99.50	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 2023										Heated Area: 1700										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100								The diagram shows a building footprint with various rooms labeled: BAS 2022 (Basement), FGR 2022 (Front Garage), PTO 2022 (Patio), and FOP 2022 (Front Porch). Dimensions are provided for each section.																				Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										227,627									
Interior Floo	11	CLAY TILE 70																												TOTAL MARKET OB/XF VALUE										3,310									
Interior Floo	14	CARPET 30																												TOTAL MARKET VALUE - MARKET										50,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										280,937									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										0									
Bedrooms		4 100																												ASSESSED VALUE										280,937									
Bathrooms		2 100																												TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										280,937									
Stories	1.	1. 100																												TOTAL JUST VALUE										280,937									
Units	0	0 100																		NCON VALUE										0																			
Occupancy	00	NONE 100																		INCOME VALUE																													
																				PREVIOUS YEAR MKT VALUE										270,669																			