



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	PAGE 1 of 1																
Exterior Wall	31	HARDIE BRD 100	0100	01	2,472	122.9856	122.99	304,031	2022	2022	0	0	0	0.50	99.50	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 2115					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																					Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE					302,511				
Interior Floor	13	LVT/LAMNT 70																					TOTAL MARKET OB/XF VALUE					15,573				
Interior Floor	14	CARPET 30																					TOTAL LAND VALUE - MARKET					50,000				
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE					368,084				
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction					3,000				
Bedrooms		4 100																					ASSESSED VALUE					365,084				
Bathrooms		3 100																					TOTAL EXEMPTION VALUE					13				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE					0				
Stories	1.	1. 100																					TOTAL JUST VALUE					368,084				
Units	0	0 100																					NCON VALUE					0				
Occupancy	00	NONE 100																					INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					354,795				
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