



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																	
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	16	WD FR STUC 100		0900	01	2,287	99.9306	131.91	301,678	1999	1999	0	0	0	12.50	87.50	VALUATION BY																														
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024												Heated Area: 1895										STANDARD																					
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024																															
Interior Wall	05	DRYWALL 100																										BUILDING MARKET VALUE										263,968									
Interior Floo	13	LVT/LAMNT 70																										TOTAL MARKET OB/XF VALUE										19,594									
Interior Floo	11	CLAY TILE 30																										TOTAL LAND VALUE - MARKET										125,000									
Air Condition	03	CENTRAL 100																										TOTAL MARKET VALUE										408,562									
Heating Type	04	AIR DUCTED 100																										SOH/AGL Deduction										108,725									
Bedrooms		3 100																										ASSESSED VALUE										299,837									
Bathrooms		2 100																										TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms		2 100																										BASE TAXABLE VALUE										249,115									
Frame	02	WOOD FRAME 100																										TOTAL JUST VALUE										408,562									
Stories	1.	1. 100																										NCON VALUE										0									
Units		0 100																										INCOME VALUE																			
Occupancy	00	NONE 100																										PREVIOUS YEAR MKT VALUE										395,638									