



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	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0320	11	1,830	142.2400	142.24	260,299	2024	2024	0	0	0	0.00	100.00	VALUATION BY	STANDARD												
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2025										Heated Area: 1540					HX Base Yr					Tax Group: 4	Tax Dist:					
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					260,299											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					4,095											
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET					60,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					324,394											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					0											
Bedrooms	2	2 100											ASSESSED VALUE					324,394											
Bathrooms	2	2 100											TOTAL EXEMPTION VALUE					0											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					324,394											
Stories	1.	1. 100											TOTAL JUST VALUE					324,394											
Units		0 100											NCON VALUE					264,394											
			INCOME VALUE										PREVIOUS YEAR MKT VALUE					16,267											