



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 70	0100	01	2,188	120.6282	120.63	263,938	2006	2011	0	0	0	6.15	93.85	VALUATION BY	STANDARD												
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2022													Heated Area: 1857		HX Base Yr 2022											
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE						247,706						
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE						7,662						
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET						40,000						
Interior Floo	14	CARPET 70															TOTAL MARKET VALUE						295,368						
Interior Floo	11	CLAY TILE 30															SOH/AGL Deduction						46,899						
Air Condition	03	CENTRAL 100															ASSESSED VALUE						248,469						
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE						HX HB 50,722						
Bedrooms	3	100															BASE TAXABLE VALUE						197,747						
Bathrooms	2	100															TOTAL JUST VALUE						295,368						
Frame	02	WOOD FRAME 100															NCON VALUE						0						
Stories	1.	1. 100															INCOME VALUE												
Units	0	100	PREVIOUS YEAR MKT VALUE						284,339																				
Occupancy	00	NONE 100																											