



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										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	STANDARD																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,527	107.9808	142.53	360,173	2020	2020	0	0	0	3.00	97.00	VALUATION BY																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023												Heated Area: 1835										HX Base Yr									
Roof Cover	13	STAND SEAM 100													Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE										349,368									
Interior Floo	13	LVT/LAMNT 70													TOTAL MARKET OB/XF VALUE										7,236									
Interior Floo	14	CARPET 30													TOTAL LAND VALUE - MARKET										65,000									
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE										421,604									
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction										8,060									
Bedrooms	3	100													ASSESSED VALUE										413,544									
Bathrooms	2	100													TOTAL EXEMPTION VALUE										13 413,544									
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE										0									
Stories	1.	1. 100													TOTAL JUST VALUE										421,604									
Units	0	100													NCON VALUE										0									
Occupancy	00	NONE 100													INCOME VALUE																			
															PREVIOUS YEAR MKT VALUE										405,729									