



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																	
Exterior Wall	16	WD FR STUC 100								0900	01	2,131	101.4790	133.95	285,447	2005	2010	0	0	0	7.00	93.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021														Heated Area: 1846															
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2021															
Interior Wall	05	DRYWALL 100																						Tax Group: 4															
Interior Floo	14	CARPET 80																						Tax Dist:															
Interior Floo	08	SHT VINYL 20																						BUILDING MARKET VALUE															
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE															
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET															
Bedrooms		4 100																						TOTAL MARKET VALUE															
Bathrooms		2 100																						SOH/AGL Deduction															
Frame	02	WOOD FRAME 100																						ASSESSED VALUE															
Stories	1.	1. 100																						TOTAL EXEMPTION VALUE															
Units		0 100																						HX HB VX															
Occupancy	00	NONE 100																						BASE TAXABLE VALUE															
																										TOTAL JUST VALUE													
																										NCON VALUE													
																										INCOME VALUE													
																										PREVIOUS YEAR MKT VALUE													