



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	PAGE 1 of 1												
Exterior Wall	16	WD FR STUC 100	0900	01	3,460	120.5062	167.50	579,550	1994	1994	0	0	0	15.50	84.50	VALUATION BY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2023														VALUATION SUMMARY											
Roof Cover	03	COMP SHNGL 100	Heated Area: 2916														STANDARD											
Interior Wall	05	DRYWALL 100	HX Base Yr 2023														Tax Group: 8											
Interior Floo	14	CARPET 70															Tax Dist:											
Interior Floo	11	CLAY TILE 30															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	4 100															TOTAL MARKET VALUE											
Bathrooms	4	4 100															SOH/AGL Deduction											
Frame	02	WOOD FRAME 100															ASSESSED VALUE											
Stories	2.	2. 100															TOTAL EXEMPTION VALUE											
Units	0	0 100															HX HB											
Occupancy	00	NONE 100															BASE TAXABLE VALUE											
																	TOTAL JUST VALUE											
																	NCON VALUE											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE											
																	751,094											