



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										STANDARD												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	05	AVERAGE 100								0100	01	1,000	119.4480	125.42	125,420	1953	1965	0	0	0	22.25	77.75	Tax Group: 8 Tax Dist:									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2024										Heated Area: 978 HX Base Yr 2024												
Roof Cover	12	MODULAR MT 100								BAS 1993 FOP 1993 STP 1993 STP 1993																						
Interior Wall	05	DRYWALL 80																														
Interior Wall	02	WALL BD/WD 20																														
Interior Floo	12	HARDWOOD 100																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		1 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																		BUILDING MARKET VALUE 97,514												
Units		0 100																		TOTAL MARKET OB/XF VALUE 19,642												
BUD8 Adjustme	05	DIST 1A 100																		TOTAL LAND VALUE - MARKET 170,000												
Occupancy	00	NONE 100																		TOTAL MARKET VALUE 287,156												
																				SOH/AGL Deduction 173,640												
																				ASSESSED VALUE 113,516												
																				TOTAL EXEMPTION VALUE HX HB WR 56,411												
																				BASE TAXABLE VALUE 57,105												
																				TOTAL JUST VALUE 287,156												
																				NCON VALUE 0												
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE 228,965												