



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	10	ABOVE AVG 100	0500	01	3,210	113.7948	188.90	606,369	2016	2016	0	0	0	4.00	96.00	VALUATION SUMMARY																
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2026										Heated Area: 2758					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																Tax Group: 8					Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					582,114									
Interior Floor	11	CLAY TILE 60																TOTAL MARKET OB/XF VALUE					61,672									
Interior Floor	14	CARPET 40																TOTAL LAND VALUE - MARKET					305,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					948,786									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					54,031									
Bedrooms		3 100																ASSESSED VALUE					894,755									
Bathrooms		3 100																TOTAL EXEMPTION VALUE					13									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					0									
Stories	1.	1. 100																TOTAL JUST VALUE					948,786									
Units	0	0 100	NCON VALUE					0																								
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE					933,936																								
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