



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	VALUATION BY																
Exterior Wall	31	HARDIE BRD 100		0500	01	4,615	119.1960	197.87	913,170	2023	2023	0	0	0	0.50	99.50	STANDARD																
Roof Structure	03	GABLE/HIP 100		1 SFR CUST 100% - 2024										Heated Area: 3779										HX Base Yr 2024									
Roof Cover	13	STAND SEAM 100																						Tax Group: 2									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floor	11	CLAY TILE 100																						BUILDING MARKET VALUE									
Interior Ceiling	NEW	N/A 0																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms		4 100																						SOH/AGL Deduction									
Bathrooms		5 100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																						BASE TAXABLE VALUE									
Units		0 100																						TOTAL JUST VALUE									
																	NCON VALUE																
																	INCOME VALUE																
																	PREVIOUS YEAR MKT VALUE																
																	1,604,367																
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