



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	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 100	0500	01	2,438	130.1685	216.08	526,803	2017	2017	0	0	0	4.00	96.00	VALUATION BY	STANDARD												
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2026										Heated Area: 2108					HX Base Yr 2026					Tax Group: 2	Tax Dist:					
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					505,731											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					0											
Interior Floor	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET					300,000											
Interior Floor	14	CARPET 50											TOTAL MARKET VALUE					805,731											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					332,338											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					473,393											
Bedrooms		4 100											TOTAL EXEMPTION VALUE					51,411											
Bathrooms		2 100											BASE TAXABLE VALUE					421,982											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					805,731											
Stories													NCON VALUE					0											
Units	1.	1. 100											INCOME VALUE																
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					789,733											