



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	05	AVERAGE 80	0900	01	2,582	126.2976	175.55	453,270	1990	2020	0	0	0	2.35	97.65	VALUATION BY		STANDARD							
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM 100% - 2024													Heated Area: 2219				HX Base Yr 2024					
Roof Structure	03	GABLE/HIP 100															Tax Group: 2				Tax Dist:				
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE				442,618				
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE				44,740				
Interior Floo	11	CLAY TILE 60															TOTAL LAND VALUE - MARKET				180,000				
Interior Floo	12	HARDWOOD 40															TOTAL MARKET VALUE				667,358				
Air Condition	03	CENTRAL 100															SOH/AGL Deduction				344,163				
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE				323,195				
Bedrooms	4	100															TOTAL EXEMPTION VALUE				HX HB VX 56,411				
Bathrooms	2	100															BASE TAXABLE VALUE				266,784				
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE				667,358				
Stories	1.	1. 100															NCON VALUE				0				
Units	0	100															INCOME VALUE								
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE				618,716				