



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	PD	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	12	CEDAR 100	0500	11	5,011	152.4864	253.13	1,268,434	1850	2000	0	0	109	12.50	109.00	VALUATION BY		STANDARD																						
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2021										Heated Area: 4416					HX Base Yr 2021					Tax Group: 2		Tax Dist:															
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE		1,382,593																					
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		92,316																					
Interior Floo	12	HARDWOOD 80															TOTAL LAND VALUE - MARKET		412,500																					
Interior Floo	11	CLAY TILE 20															TOTAL MARKET VALUE		1,887,409																					
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		427,343																					
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		1,460,666																					
Bedrooms	3	100															TOTAL EXEMPTION VALUE		51,411																					
Bathrooms	5	100															BASE TAXABLE VALUE		1,408,655																					
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		1,887,409																					
Stories	2.	2. 100															NCON VALUE		0																					
Units	0	100															INCOME VALUE																							
BUD8 Adjustme	02	DIST FB 100															PREVIOUS YEAR MKT VALUE		1,764,013																					