



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																																					
Exterior Wall	31	HARDIE BRD 100								0900	01	1,537	116.2800	161.63	248,425	2023	2023	0	0	0	0.50	99.50	VALUATION BY																																				
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 0% - 2026										Heated Area: 1391										HX Base Yr										STANDARD																			
Roof Cover	03	COMP SHNGL 100																																						Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE										247,183									
Interior Floo	13	LVT/LAMNT 50																																						TOTAL MARKET OB/XF VALUE										0									
Interior Floo	14	CARPET 50																																						TOTAL LAND VALUE - MARKET										100,000									
Air Condition	03	CENTRAL 100																																						TOTAL MARKET VALUE										347,183									
Heating Type	04	AIR DUCTED 100																																						SOH/AGL Deduction										0									
Bedrooms		3 100																																						ASSESSED VALUE										347,183									
Bathrooms		2.5 100																																						TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																																						BASE TAXABLE VALUE										347,183									
Stories	2.	2. 100																																						TOTAL JUST VALUE										347,183									
Units		0 100																																						NCON VALUE										0									
																																								INCOME VALUE																			
																																								PREVIOUS YEAR MKT VALUE										340,444									