



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	PAGE 1 of 1												
Exterior Wall	31	HARDIE BRD 100		0500	01	1,612	128.1324	212.70	342,872	2024	2024	0	0	0	0.00	100.00	VALUATION SUMMARY												
Roof Structure	03	GABLE/HIP 100		1 SFR CUST 0% - 2025										Heated Area: 1470										STANDARD					
Roof Cover	03	COMP SHNGL 100												HX Base Yr										Tax Group: 2					
Interior Wall	05	DRYWALL 100																						Tax Dist:					
Interior Floor	13	LVT/LAMNT 60																						BUILDING MARKET VALUE					
Interior Floor	14	CARPET 40																						TOTAL MARKET OB/XF VALUE					
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET					
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE					
Bedrooms		3 100																						SOH/AGL Deduction					
Bathrooms		2.5 100																						ASSESSED VALUE					
Bathrooms Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE					
Stories	2.	2. 100																						BASE TAXABLE VALUE					
Units	00	0 100																						TOTAL JUST VALUE					
Occupancy	00	NONE 100																						NCON VALUE					
																								INCOME VALUE					
																								PREVIOUS YEAR MKT VALUE					