



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	11	4,141	143.8061	238.72	988,540	2023	2023	0	0	0	0.50	99.50	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2024													Heated Area: 3122 HX Base Yr 2024																			
Roof Cover	13	STAND SEAM 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 5										Tax Dist:									
Interior Floo	12	HARDWOOD 90														BUILDING MARKET VALUE										983,597									
Interior Floo	11	CLAY TILE 10														TOTAL MARKET OB/XF VALUE										48,625									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										900,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										1,932,222									
Bedrooms		3 100														SOH/AGL Deduction										119,817									
Bathrooms		3.5 100														ASSESSED VALUE										1,812,405									
Bathrooms		3 100														TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										1,760,994									
Stories	2.	2. 100														TOTAL JUST VALUE										1,932,222									
Units		0 100														NCON VALUE										0									
																INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										1,861,237									