



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		25	MOD METAL 100				6500	01	820	63.2500	24.67	20,229	2023	2023	0	0	0	2.00	98.00	VALUATION BY					STANDARD															
Roof Structure		10	STEEL FRME 100				2 GARAGE RES 0% - 2024														Heated Area: 820					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100				20 41 BAS 2024 41 20														BUILDING MARKET VALUE					19,824														
Interior Wall		07	NONE 100																		TOTAL MARKET OB/XF VALUE					0														
Interior Floor		03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET					74,800														
Air Condition		01	NONE 100																		TOTAL MARKET VALUE					94,624														
Heating Type		01	NONE 100																		SOH/AGL Deduction					0														
Bedrooms		0	100																		ASSESSED VALUE					94,624														
Bathrooms		0	100																		TOTAL EXEMPTION VALUE					0														
Frame		05	STEEL 100																		BASE TAXABLE VALUE					94,624														
																					TOTAL JUST VALUE					94,624														
																					NCON VALUE					0														
							INCOME VALUE																																	
							PREVIOUS YEAR MKT VALUE					95,996																												
Quality		06	Quality Level 06																																					
DOR CODE		0700	MISC RESIDENTIAL																																					
MAP NUM			MKT AREA		09																																			
NEIGHBORHOOD/LOC		9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	820	100	2024	820	19,824																																			