



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	14	WD SHINGLE 70				0500	11	3,809	146.5128	243.21	926,387	1996	2011	0	0	0	7.00	93.00	VALUATION BY				STANDARD						
Exterior Wall	16	WD FR STUC 30				1 SFR CUST 100% - 2021												Heated Area: 2891				HX Base Yr 2021							
Roof Structure	08	IRREGULAR 100																	Tax Group: 5				Tax Dist:						
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE				861,540						
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE				13,090						
Interior Floor	11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET				800,000						
Interior Floor	12	HARDWOOD 50																	TOTAL MARKET VALUE				1,674,630						
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction				697,610						
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE				977,020						
Bedrooms	3	100																	TOTAL EXEMPTION VALUE				HX HB 51,411						
Bathrooms	3	100																	BASE TAXABLE VALUE				925,609						
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE				1,674,630						
Stories	3.	3. 100																	NCON VALUE				0						
Units	0	100																	INCOME VALUE										
PREVIOUS YEAR MKT VALUE																		1,645,116											