



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								0100	01	1,456	127.2348	133.60		194,522	2023	2023	0	0	0	0.50	99.50	VALUATION BY							
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2026														Heated Area: 1212							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2026							
Interior Wall	05	DRYWALL 100																						Tax Group: 3							
Interior Floor	13	LVT/LAMNT 70																						Tax Dist:							
Interior Floor	14	CARPET 30																						BUILDING MARKET VALUE							
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET							
Bedrooms		3 100																						TOTAL MARKET VALUE							
Bathrooms		2 100																						SOH/AGL Deduction							
Frame	02	WOOD FRAME 100																						ASSESSED VALUE							
Stories	1.	1. 100																						TOTAL EXEMPTION VALUE							
Units		0 100																						HX HB							
																								BASE TAXABLE VALUE							
																								TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							