



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		0100	01	2,024	119.0112	124.96	252,919	2024	2024	0	0	0	0.00	100.00	VALUATION BY																							
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026													Heated Area: 1686							HX Base Yr 2026							STANDARD									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 3																
Interior Wall		05	DRYWALL 100																						Tax Dist:																
Interior Floo		13	LVT/LAMNT 70																						BUILDING MARKET VALUE																
Interior Floo		14	CARPET 30																						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			2 100																						ASSESSED VALUE																
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE																
Stories		1.	1. 100																						BASE TAXABLE VALUE																
Units			0 100																						TOTAL JUST VALUE																
																									NCON VALUE																
																									INCOME VALUE																
																									PREVIOUS YEAR MKT VALUE																