



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	31	HARDIE BRD 100	0100	01	2,124	115.7380	121.52	258,108	2021	2021	0	0	0	1.50	98.50	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022													Heated Area: 1856		HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100															Tax Group: 4		Tax Dist:								
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		254,236								
Interior Floo	11	CLAY TILE 70															TOTAL MARKET OB/XF VALUE		0								
Interior Floo	14	CARPET 30															TOTAL LAND VALUE - MARKET		50,000								
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		304,236								
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		45,106								
Bedrooms		4 100															ASSESSED VALUE		259,130								
Bathrooms		2 100															TOTAL EXEMPTION VALUE		HX HB		51,411						
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		207,719								
Stories	1.	1. 100															TOTAL JUST VALUE		304,236								
Units	0	0 100	NCON VALUE		0																						
Occupancy	00	NONE 100	INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE		296,993																						
</																											