



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 Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022										Heated Area: 1856					HX Base Yr 2022					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										254,236									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										0									
Interior Floor	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET										50,000									
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE										304,236									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										45,242									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										258,994									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms	2	100											BASE TAXABLE VALUE										207,583									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										304,236									
Stories	1.	1. 100											NCON VALUE										0									
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										296,746																			