



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	2,432	111.2300	116.79	284,033	2023	2023	0	0	0	0.50	99.50	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2024													Tax Group: 4		Tax Dist:										
Roof Cover	03	COMP SHNGL 100		Heated Area: 2126													BUILDING MARKET VALUE		282,613										
Interior Wall	05	DRYWALL 100		HX Base Yr 2024													TOTAL MARKET OB/XF VALUE		0										
Interior Floor	11	CLAY TILE 50															TOTAL LAND VALUE - MARKET		67,000										
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE		349,613										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		4,037										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		345,576										
Bedrooms		3 100															TOTAL EXEMPTION VALUE		HX HB		51,411								
Bathrooms		2 100															BASE TAXABLE VALUE		294,165										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		349,613										
Stories	1.	1. 100															NCON VALUE		0										
Units		0 100															INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE		336,491										