



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	10	ABOVE AVG 100		0100	01	2,097	106.8200	112.16	235,200	2017	2017	0	0	0	3.50	96.50	VALUATION BY												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026										Heated Area: 1856										STANDARD					
Roof Cover	03	COMP SHNGL 100												HX Base Yr										Tax Group: 4					
Interior Wall	05	DRYWALL 100																						Tax Dist:					
Interior Floor	14	CARPET 60																						BUILDING MARKET VALUE					
Interior Floor	08	SHT VINYL 40																						TOTAL MARKET OB/XF VALUE					
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET					
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE					
Bedrooms		4 100																						SOH/AGL Deduction					
Bathrooms		2 100																						ASSESSED VALUE					
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE					
Stories	1.	1. 100																						BASE TAXABLE VALUE					
Units	00	0 100																						TOTAL JUST VALUE					
Occupancy	00	NONE 100																						NCON VALUE					
																								INCOME VALUE					
																								PREVIOUS YEAR MKT VALUE					