



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	10	ABOVE AVG 100	0100	01	2,162	105.8400	111.13	240,263	2016	2016	0	0	0	4.00	96.00	VALUATION BY	STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024														Tax Group: 4	Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE	230,652											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE	0											
Interior Floor	14	CARPET 60															TOTAL LAND VALUE - MARKET	54,000											
Interior Floor	08	SHT VINYL 40															TOTAL MARKET VALUE	284,652											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction	0											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE	284,652											
Bedrooms		3 100															TOTAL EXEMPTION VALUE	HX HB 51,411											
Bathrooms		2 100															BASE TAXABLE VALUE	233,241											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE	284,652											
Stories	1.	1. 100															NCON VALUE	0											
Units		0 100															INCOME VALUE												
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE	280,016											