



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	1,802	111.0000	116.55	210,023	2023	2023	0	0	0	0.50	99.50	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2025										Heated Area: 1564					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					208,973														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					0														
Interior Floor	13	LVT/LAMNT 50											TOTAL LAND VALUE - MARKET					54,000														
Interior Floor	14	CARPET 50											TOTAL MARKET VALUE					262,973														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					262,973														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB VX 56,411														
Bathrooms		2 100											BASE TAXABLE VALUE					206,562														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					262,973														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					260,281																								
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