



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	2,770	106.3680	111.69	309,381	2022	2022	0	0	0	1.00	99.00	VALUATION BY									
Roof Structur	03	GABLE/HIP 100				1 SINGLE FAM 100% - 2026													Heated Area: 2494									
Roof Cover	03	COMP SHNGL 100																	HX Base Yr 2026									
Interior Wall	05	DRYWALL 100																	Tax Group: 4									
Interior Floo	14	CARPET 60																	Tax Dist:									
Interior Floo	13	LVT/LAMNT 40																	BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																	TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																	TOTAL LAND VALUE - MARKET									
Bedrooms	5	100																	TOTAL MARKET VALUE									
Bathrooms	3	100																	SOH/AGL Deduction									
Frame	02	WOOD FRAME 100																	ASSESSED VALUE									
Stories	2.	2. 100																	TOTAL EXEMPTION VALUE									
Units	0	100																	HX HB									
Occupancy	00	NONE 100																	BASE TAXABLE VALUE									
																			TOTAL JUST VALUE									
																			NCON VALUE									
																			INCOME VALUE									
																			PREVIOUS YEAR MKT VALUE									