



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	2,874	104.1520	109.36	314,301	2023	2023	0	0	0	0.50	99.50	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 50% - 2024										Heated Area: 2494					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					312,729														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					0														
Interior Floor	14	CARPET 60											TOTAL LAND VALUE - MARKET					54,000														
Interior Floor	13	LVT/LAMNT 40											TOTAL MARKET VALUE					366,729														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					24,081														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					342,648														
Bedrooms	5	100											TOTAL EXEMPTION VALUE					HA HAB AM					160,725									
Bathrooms	3	100											BASE TAXABLE VALUE					181,923														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					366,729														
Stories	2.	2. 100	NCON VALUE					5,336																								
Units	0	100	INCOME VALUE																													
															PREVIOUS YEAR MKT VALUE					361,650												