



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	2,488	103.4880	108.66	270,346	2024	2024	0	0	0	0.00	100.00	VALUATION BY	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2025													Tax Group: 4		Tax Dist:											
Roof Cover	03	COMP SHNGL 100	Heated Area: 2160													BUILDING MARKET VALUE		270,346											
Interior Wall	05	DRYWALL 100	HX Base Yr 2025													TOTAL MARKET OB/XF VALUE		0											
Interior Floo	14	CARPET 60														TOTAL LAND VALUE - MARKET		54,000											
Interior Floo	13	LVT/LAMNT 40														TOTAL MARKET VALUE		324,346											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		18,561											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		305,785											
Bedrooms		4 100														TOTAL EXEMPTION VALUE		51,411											
Bathrooms		2 100														BASE TAXABLE VALUE		254,374											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE		324,346											
Stories		1. 100														NCON VALUE		0											
Units		0 100														INCOME VALUE													
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE		297,746											