



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	PAGE 1 of 1 2											
Exterior Wall	31	HARDIE BRD 100	0500	22	3,911	300.8456	479.43	1,875,051	2023	2023	0	0	0	0.50	99.50	VALUATION SUMMARY											
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2024													Heated Area: 3201 HX Base Yr 2024											
Roof Cover	13	STAND SEAM 100														VALUATION BY					STANDARD						
Interior Wall	05	DRYWALL 100														Tax Group: 2					Tax Dist:						
Interior Floor	13	LVT/LAMNT 70														BUILDING MARKET VALUE					1,865,676						
Interior Floor	14	CARPET 30														TOTAL MARKET OB/XF VALUE					84,550						
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET					325,000						
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE					2,275,226						
Bedrooms		4 100														SOH/AGL Deduction					0						
Bathrooms		4 100														ASSESSED VALUE					2,275,226						
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE					HX HB 51,411						
Stories	2.	2. 100														BASE TAXABLE VALUE					2,223,815						
Units		0 100	TOTAL JUST VALUE					2,275,226																			
			NCON VALUE					0																			
			INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE					2,249,825																			