



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																			
Exterior Wall	31	HARDIE BRD 100	0900	01	2,382	99.8424	138.78	330,574	2012	2012	0	0	0	6.00	94.00	6																			
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2024													Heated Area: 1856 HX Base Yr 2024																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 6										Tax Dist:									
Interior Floor	14	CARPET 60														BUILDING MARKET VALUE										310,740									
Interior Floor	11	CLAY TILE 40														TOTAL MARKET OB/XF VALUE										69,699									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										190,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										570,439									
Bedrooms		3 100														SOH/AGL Deduction										235,985									
Bathrooms		2 100														ASSESSED VALUE										334,454									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 51,411									
Stories	0	0 100														BASE TAXABLE VALUE										283,043									
Units	0	0 100														TOTAL JUST VALUE										570,439									
Occupancy	00	NONE 100														NCON VALUE										0									
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										513,115																						