



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	17	CB STUCCO 100								0900	01	2,401	97.8138	135.96	326,440	1999	1999	0	0	0	13.00	87.00	VALUATION BY														
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 100% - 2024														Heated Area: 1963													
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2024													
Interior Wall	05	DRYWALL 100																						Tax Group: 4													
Interior Floo	14	CARPET 70																						Tax Dist:													
Interior Floo	11	CLAY TILE 30																						BUILDING MARKET VALUE													
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE													
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET													
Bedrooms		3 100																						TOTAL MARKET VALUE													
Bathrooms		2 100																						SOH/AGL Deduction													
Frame	02	WOOD FRAME 100																						ASSESSED VALUE													
Stories	1.	1. 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													