



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	16	WD FR STUC 100								0900	01	3,194	94.8060	131.78	420,905	2016	2016	0	0	0	4.50	95.50	VALUATION BY																
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM 100% - 2020										Heated Area: 2719										STANDARD									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2020										Tax Group: 4									
Interior Wall	05	DRYWALL 100																												Tax Dist:									
Interior Floor	11	CLAY TILE 50																												BUILDING MARKET VALUE									
Interior Floor	14	CARPET 50																												TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms		4 100																												SOH/AGL Deduction									
Bathrooms		3 100																												ASSESSED VALUE									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																												BASE TAXABLE VALUE									
Units		0 100																												HX HB									
Occupancy	00	NONE 100																												TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									