



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	10	ABOVE AVG 100								0100	01	2,089	109.5640	115.04	240,319	2017	2017	0	0	0	3.50	96.50	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2021														STANDARD							
Roof Cover	03	COMP SHNGL 100								Heated Area: 1705														Tax Group: 4							
Interior Wall	05	DRYWALL 100								HX Base Yr 2021														Tax Dist:							
Interior Floo	13	LVT/LAMNT 90																						BUILDING MARKET VALUE							
Interior Floo	14	CARPET 10																						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		2 100																						ASSESSED VALUE							
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE							
Stories	1.	1. 100																						BASE TAXABLE VALUE							
Units	00	0 100																						TOTAL JUST VALUE							
Occupancy	00	NONE 100																						NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							