



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	20	FACE BRICK 100	0900	01	2,201	96.1380	133.63	294,120	2010	2010	0	0	0	11.25	88.75	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2023										Heated Area: 1884										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2023										Tax Group: 1									
Interior Wall	05	DRYWALL 100											Tax Dist:										261,032									
Interior Floor	14	CARPET 60											BUILDING MARKET VALUE										0									
Interior Floor	08	SHT VINYL 40											TOTAL MARKET OB/XF VALUE										50,000									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										311,032									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										51,303									
Bedrooms		4 100											ASSESSED VALUE										259,729									
Bathrooms		2 100											TOTAL EXEMPTION VALUE										HX HB WX 56,411									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										203,318									
Stories	1.	1. 100	TOTAL JUST VALUE										311,032																			
Units		0 100	NCON VALUE										0																			
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										299,721																			