



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	10	ABOVE AVG 70	0100	01	2,462	124.6416	130.87	322,202	2005	2005	0	0	0	11.15	88.85	VALUATION BY						STANDARD										
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM 100% - 2023										Heated Area: 2043					HX Base Yr 2023					Tax Group: 4					Tax Dist:				
Roof Structur	08	IRREGULAR 100											BUILDING MARKET VALUE					286,276														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					0														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					65,000														
Interior Floo	07	CORK/VTILE 70											TOTAL MARKET VALUE					351,276														
Interior Floo	11	CLAY TILE 30											SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					351,276														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 51,411														
Bedrooms	4	100											BASE TAXABLE VALUE					299,865														
Bathrooms	2	100											TOTAL JUST VALUE					351,276														
Frame	02	WOOD FRAME 100	NCON VALUE					0																								
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					352,980																								
Occupancy	00	NONE 100																														