



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	31	HARDIE BRD 100	0100	01	2,372	123.5829	129.76	307,791	2022	2022	0	0	0	1.00	99.00	VALUATION BY						STANDARD							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2023										Heated Area: 2040					HX Base Yr					Tax Group: 4	Tax Dist:					
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					304,713											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					0											
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					75,000											
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE					379,713											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					379,713											
Bedrooms	4	100											TOTAL EXEMPTION VALUE					0											
Bathrooms	3	100											BASE TAXABLE VALUE					379,713											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					379,713											
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					370,136																					