

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	4																
Exterior Wall	19	COMMON BRK 100	0100	01	1,768	143.0000	150.15	265,465	1968	1975	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2025										Heated Area: 1436										Tax Group: 4									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2025										Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floor	12	HARDWOOD 100																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms	3	100																					SOH/AGL Deduction									
Bathrooms	2	100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																					HX HB									
Units	0	100																					BASE TAXABLE VALUE									
BUD8 Adjustme	04	DIST 01 100																					TOTAL JUST VALUE									
Occupancy	00	NONE 100																					NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									
																							228,011									