



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	30	VINYL 100										0900	01	1,795	106.6850	148.29	266,181	1990	1990	0	0	0	16.00	84.00	VALUATION BY																																																								
Roof Structure	03	GABLE/HIP 100										1 SNGL FAM 100% - 2026										Heated Area: 1527										HX Base Yr 2026										Tax Group: 4										Tax Dist:										STANDARD																			
Roof Cover	03	COMP SHNGL 100																																																		BUILDING MARKET VALUE										223,592																			
Interior Wall	05	DRYWALL 100																																																		TOTAL MARKET OB/XF VALUE										2,240																			
Interior Floor	13	LVT/LAMNT 70																																																		TOTAL LAND VALUE - MARKET										85,000																			
Interior Floor	11	CLAY TILE 30																																																		TOTAL MARKET VALUE										310,832																			
Air Condition	03	CENTRAL 100																																																		SOH/AGL Deduction										224,421																			
Heating Type	04	AIR DUCTED 100																																																		ASSESSED VALUE										86,411																			
Bedrooms		3 100																																																		TOTAL EXEMPTION VALUE										HX HB										51,411									
Bathrooms		2 100																																																		BASE TAXABLE VALUE										35,000																			
Frame	02	WOOD FRAME 100																																																		TOTAL JUST VALUE										310,832																			
Stories	1.	1. 100																																																		NCON VALUE										0																			
Units		0 100																																																		INCOME VALUE																													
Occupancy	00	NONE 100																																																		PREVIOUS YEAR MKT VALUE										314,749																			