



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 100				0500	01	3,726	112.8600	187.35	698,066	2015	2015	0	0	0	4.50	95.50	VALUATION BY		STANDARD							
Roof Structure	08	IRREGULAR 100				1 SFR CUST 100% - 2024													Heated Area: 3144									
Roof Cover	03	COMP SHNGL 100																	HX Base Yr 2024									
Interior Wall	05	DRYWALL 100																	Tax Group: 4		Tax Dist:							
Interior Floor	12	HARDWOOD 60																	BUILDING MARKET VALUE		666,653							
Interior Floor	03	CARPET 40																	TOTAL MARKET OB/XF VALUE		9,428							
Air Condition	14	CENTRAL 100																	TOTAL LAND VALUE - MARKET		110,000							
Heating Type	04	AIR DUCTED 100																	TOTAL MARKET VALUE		786,081							
Bedrooms		4 100																	SOH/AGL Deduction		229,794							
Bathrooms		3.5 100																	ASSESSED VALUE		556,287							
Frame	02	WOOD FRAME 100																	TOTAL EXEMPTION VALUE		HX HB		51,411					
Stories	0	0 100																	BASE TAXABLE VALUE		504,876							
Units	0	0 100																	TOTAL JUST VALUE		786,081							
Occupancy	00	NONE 100																	NCON VALUE		0							
																			INCOME VALUE									
						PREVIOUS YEAR MKT VALUE		757,360																				