



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	0100	01	2,023	118.8495	124.79	252,450	2019	2019	0	0	0	2.50	97.50	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023										Heated Area: 1712					HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100																VALUATION BY					STANDARD						
Interior Wall	05	DRYWALL 100																Tax Group: 4					Tax Dist:						
Interior Floor	11	CLAY TILE 50																BUILDING MARKET VALUE					246,139						
Interior Floor	14	CARPET 50																TOTAL MARKET OB/XF VALUE					0						
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET					55,000						
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE					301,139						
Bedrooms		3 100																SOH/AGL Deduction					0						
Bathrooms		2 100																ASSESSED VALUE					301,139						
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE					HX HB						
Stories	1.	1. 100																BASE TAXABLE VALUE					249,728						
Units	00	NONE 100																TOTAL JUST VALUE					301,139						
Occupancy	00	NONE 100																NCON VALUE					0						
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					311,188																					