



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	16	WD FR STUC 100		0900	01	2,193	113.6016	157.91	346,297	1996	2001	0	0	0	12.00	88.00	VALUATION BY					STANDARD							
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM 100% - 2024										Heated Area: 1791					HX Base Yr 2024										
Roof Cover	03	COMP SHNGL 100												Tax Group: 4					Tax Dist:										
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE					304,741										
Interior Floor	13	LVT/LAMNT 70												TOTAL MARKET OB/XF VALUE					18,396										
Interior Floor	14	CARPET 30												TOTAL LAND VALUE - MARKET					211,250										
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE					534,387										
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction					4,758										
Bedrooms		3 100												ASSESSED VALUE					529,629										
Bathrooms		2 100												TOTAL EXEMPTION VALUE					HX HB VX 56,411										
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE					473,218										
Stories	1.	1. 100												TOTAL JUST VALUE					534,387										
Units	0	0 100												NCON VALUE					0										
Occupancy	00	NONE 100												INCOME VALUE															
				PREVIOUS YEAR MKT VALUE					530,327																				