



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	30	VINYL 100	0100	01	1,794	107.0000	112.35	201,556	1977	1977	0	0	0	19.25	80.75	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1997										Heated Area: 1656					HX Base Yr 1997					STANDARD						
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					162,756											
Interior Wall	04	PLYWOOD 100											TOTAL MARKET OB/XF VALUE					16,128											
Interior Floor	14	CARPET 100											TOTAL LAND VALUE - MARKET					90,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					268,884											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					144,878											
Bedrooms		2 100											ASSESSED VALUE					124,006											
Bathrooms		2 100											TOTAL EXEMPTION VALUE					51,411											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					72,595											
Stories	1.	1. 100											TOTAL JUST VALUE					268,884											
Units		0 100											NCON VALUE					0											
BUD8 Adjustme	04	DIST 01 100											INCOME VALUE																
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					257,075											
										MISC ALUMN STRG + CRPT = NV : KW 7/2024																			