



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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,075	108.1920	113.60	235,720	2008	2008	0	0	0	8.00	92.00	4										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023										Heated Area: 1724										STANDARD			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2023										Tax Group: 4			
Interior Wall	05	DRYWALL 100																					Tax Dist:			
Interior Floor	13	LVT/LAMNT 70																					BUILDING MARKET VALUE			
Interior Floor	14	CARPET 30																					TOTAL MARKET OB/XF VALUE			
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET			
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE			
Bedrooms		3 100																					SOH/AGL Deduction			
Bathrooms		2 100																					ASSESSED VALUE			
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE			
Stories	1.	1. 100																					HX HB			
Units	00	0 100																					BASE TAXABLE VALUE			
Occupancy	00	NONE 100																					TOTAL JUST VALUE			
																							NCON VALUE			
																							INCOME VALUE			
																							PREVIOUS YEAR MKT VALUE			
																							336,244			