



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION			VALUATION SUMMARY																													
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,367	121.1672	127.23	301,153	2024	2024	0	0	0	0.00	100.00	Tax Group: 4	Tax Dist:															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2025										Heated Area: 2019					HX Base Yr 2025					BUILDING MARKET VALUE									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET									
Interior Floor	13	LVT/LAMNT 70																					TOTAL MARKET VALUE									
Interior Floor	14	CARPET 30																					SOH/AGL Deduction									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									
Bedrooms		4 100																					BASE TAXABLE VALUE									
Bathrooms		3 100																					TOTAL JUST VALUE									
Bathrooms Frame	02	WOOD FRAME 100																					NCON VALUE									
Stories	2.	2. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE									