



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	0500	01	3,311	108.2886	179.76	595,185	2023	2023	0	0	0	0.50	99.50	VALUATION SUMMARY											
Roof Structure	08	IRREGULAR 100	1 SFR CUST 0% - 2024						Heated Area: 2578						HX Base Yr												
Roof Cover	03	COMP SHNGL 100															VALUATION BY				STANDARD						
Interior Wall	05	DRYWALL 100															Tax Group: 4				Tax Dist:						
Interior Floor	13	LVT/LAMNT 90															BUILDING MARKET VALUE				592,209						
Interior Floor	11	CLAY TILE 10															TOTAL MARKET OB/XF VALUE				71,146						
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET				135,000						
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE				798,355						
Bedrooms	4	100															SOH/AGL Deduction				0						
Bathrooms	2.5	100															ASSESSED VALUE				798,355						
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE				0						
Stories	1.	1. 100															BASE TAXABLE VALUE				798,355						
Units	0	100															TOTAL JUST VALUE				798,355						
			NCON VALUE				0																				
			INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE				888,056																				
			</																								