



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	0900	01	2,412	98.0784	136.33	328,828	2004	2004	0	0	0	10.25	89.75	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2025										Heated Area: 2132										STANDARD		
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2025										Tax Group: 4		
Interior Wall	05	DRYWALL 100																					Tax Dist:		
Interior Floor	13	LVT/LAMNT 80																					BUILDING MARKET VALUE		
Interior Floor	11	CLAY TILE 20																					TOTAL MARKET OB/XF VALUE		
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET		
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE		
Bedrooms		4 100																					SOH/AGL Deduction		
Bathrooms		2 100																					ASSESSED VALUE		
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE		
Stories	1.	1. 100																					BASE TAXABLE VALUE		
Units	0	0 100																					TOTAL JUST VALUE		
Occupancy	00	NONE 100																					NCON VALUE		
																							INCOME VALUE		
																							PREVIOUS YEAR MKT VALUE		
																							446,681		