



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	10	ABOVE AVG 100	0500	01	2,812	115.3152	164.32	462,068	2020	2020	0	0	0	0.50	99.50	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021										Heated Area: 2310										STANDARD						
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2021																
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMMT 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											