



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	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	0900	01	2,144	109.9000	130.51	279,813	1982	1982	0	0	0	17.25	82.75	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 1678					HX Base Yr 2023					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					231,545									
Interior Wall	05	DRYWALL 100																					22,980									
Interior Floor	14	CARPET 70																					250,000									
Interior Floor	11	CLAY TILE 30																					504,525									
Air Condition	03	CENTRAL 100																					196,175									
Heating Type	04	AIR DUCTED 100																					308,350									
Bedrooms		3 100																					50,000									
Bathrooms		2 100																					258,350									
Frame	02	WOOD FRAME 100																					504,525									
Stories	1.	1. 100																					2,865									
Units	0	0 100																														
BUD8 Adjustme	05	DIST 1A 100																														
Occupancy	00	NONE 100																					338,695									