



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		10	ABOVE AVG 100		0500	01	2,301	135.3527	192.88	443,817	2018	2018	0	0	1.50	98.50	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2023												Heated Area: 1900												Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																																			