

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		998	118.8000	169.29	168,951	1940	1980	0	0	0	17.50	82.50	VALUATION BY					STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 0% - 0															Heated Area: 910					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		12	MODULAR MT 100																																				