

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	10	ABOVE AVG 80	0500	12	4,183	218.2840	311.05	1,301,122	2021	2021	0	0	0	0.10	99.90																	
Exterior Wall	17	CB STUCCO 20	1 SFR CUST - 0% - 0										Heated Area: 3202										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	13	STAND SEAM 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	13	LVT/LAMNT 80																														
Interior Floor	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	4	100																														
Bathrooms	3.5	100																														
Frame	04	REIN CONC 100																														
Stories	1.5	1.5 100																														
Units	0	100																														