

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	20	FACE BRICK 70	0900	01	2,956	114.1536	135.56	400,715	1991	2006	0	0	0	10.65	89.35														
Exterior Wall	30	VINYL 30	1 SNGL FAM - 100% - 2021												Heated Area: 2566														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2021														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	11	CLAY TILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	100																											
Units	0	100																											
Occupancy	00	NONE 100																											
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