



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	0100	01	1,658	124.3000	112.18	185,994	1996	2001	0	0	0	10.25	89.75	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021										Heated Area: 1327					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																														