



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	960	105.8400	100.55	96,528	1940	1960	0	0	0	23.00	77.00	STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022														Heated Area: 936						HX Base Yr 2022				
Roof Cover		03	COMP SHNGL 100		36 36 23 20 20 3 6 6 20</																								