



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	VALUATION BY	STANDARD															
Exterior Wall	31	HARDIE BRD 100	0500	11	2,737	148.7424	223.11	610,652	2023	2023	0	0	0	0.00	100.00	Tax Group: 2	Tax Dist:															
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 2024										Heated Area: 2246										HX Base Yr									
Roof Cover	13	STAND SEAM 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	13	LVT/LAMNT 100																														
Interior Floor	14	CARPET 0																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		5 100																														
Bathrooms		3 100																														
Frame	02	WOOD FRAME 100																														
Stories	3.	3. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
																	</															