



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	10	ABOVE AVG 60	0500	11	3,285	149.3077	223.96	735,709	2017	2017	0	0	0	2.70	97.30	VALUATION BY																			
Exterior Wall	17	CB STUCCO 40	2 SFR CUST - 0% - 0										Heated Area: 2491										HX Base Yr												
Roof Structure	03	GABLE/HIP 100																																	
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floor	12	HARDWOOD 50																																	
Interior Floor	14	CARPET 50																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	5	100																																	
Bathrooms	4.5	100																																	
Frame	03	MASONRY 100																																	
Stories	3.	100																																	
Units	0	100																																	