

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	31	HARDIE BRD 100	0900	01	1,782	114.0000	142.50	253,935	2018	2018	0	0	0	2.00	98.00																	
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020										Heated Area: 1580										HX Base Yr 2020									
Roof Cover	13	STAND SEAM 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	13	LVT/LAMNT 50																														
Interior Floor	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		2 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														