

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	05	AVERAGE 100								0100	01	1,853	102.9000	97.76	181,149	1985	1990	0	0	0	15.50	84.50																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2018										Heated Area: 1824										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								12 30 12 30 36 14 16 6 16 6 BAS 2012 BAS 1993 FOP 1993 FUS 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floop	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.5	1.5 100																																					
Units	0	100																																					
BUD8 Adjustme	03	DIST HI 100																																					
Occupancy	00	NONE 100																																					