



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 100		0100	01	2,097	106.8200	101.48	212,804	2016	2016		0	0	3.00	97.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1856					HX Base Yr 2021					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100																															