

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	31	HARDIE BRD 100	0500	01	3,378	112.4424	168.66	569,733	2020	2020	0	0	0	1.00	99.00	VALUATION BY	STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021												Heated Area: 2930											
Roof Cover	03	COMP SHNGL 90													HX Base Yr 2021											
Roof Cover	12	MODULAR MT 10																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMNT 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								