



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								0500	01	2,417	125.9986	199.08	481,176	2022	2022	0	0	0	0.50	99.50																			
Roof Structure	03	GABLE/HIP 100								1 SFR CUST - 100% - 2023														Heated Area: 1999						HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	13	LVT/LAMNT 90																																							
Interior Floor	14	CARPET 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							