



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	10	ABOVE AVG 100										0500	01	2,447	129.6050	204.78	501,097	2019	2019	0	0	0	2.00	98.00										
Roof Structure	03	GABLE/HIP 100										1 SFR CUST - 100% - 2024										Heated Area: 2054												
Roof Cover	03	COMP SHNGL 100																				HX Base Yr 2024												
Interior Wall	05	DRYWALL 100																																
Interior Floor	12	HARDWOOD 80																																
Interior Floor	14	CARPET 20																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		3 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
Occupancy	00	NONE 100																																