



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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100				0900	01	1,593	132.9570	175.50	279,572	2006	2006	0	0	0	8.50	91.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100				2 SNGL FAM - 100% - 2024														Heated Area: 1309									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2024									
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											