



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	12	2,919	252.0516	398.24	1,162,463	1985	2015	0	0	0	4.00	96.00																				
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2024										Heated Area: 2518										HX Base Yr 2024												
Roof Cover	13	STAND SEAM 100																																	
Interior Wall	05	DRYWALL 60																																	
Interior Wall	06	CUST PANEL 40																																	
Interior Floor	12	HARDWOOD 70																																	
Interior Floor	15	HARDTILE 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	3	100																																	
Bathrooms	3.5	100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
BUD8 Adjustme	05	DIST 1A 100																																	