



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	4																
Exterior Wall	31	HARDIE BRD 100	0100	01	2,094	106.8200	106.82	223,681	2023	2023	0	0	0	0.00	100.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 50% - 2024										Heated Area: 1856										Tax Group: 4									
Roof Cover	03	COMP SHNGL 100																					Tax Dist:									
Interior Wall	05	DRYWALL 100																					223,681									
Interior Floo	08	SHT VINYL 50																					3,661									
Interior Floo	14	CARPET 50																					55,000									
Air Condition	03	CENTRAL 100																					282,342									
Heating Type	04	AIR DUCTED 100																					1,659									
Bedrooms		4 100																					280,683									
Bathrooms		2 100																					50,722									
Frame	02	WOOD FRAME 100																					229,961									
Stories	1.	1. 100																					282,342									
Units		0 100																					NCON VALUE									
																							0									
																							INCOME VALUE									
																							271,160									