



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								0900	01	2,725	103.4880	136.60	372,235	2022	2022	0	0	0	0.50	99.50								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2025										Heated Area: 2074										
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2025										
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 60																												
Interior Floo	13	LVT/LAMNT 40																												
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	0 100																												
Occupancy	00	NONE 100																												