

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY													
Exterior Wall	30	VINYL 100	0800	02	2,445	116.0000	98.60	241,077	2001	2005	0	0	0	46.00	54.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	2 M/H 94+ - 0% - 2020										Heated Area: 2261					HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100																											