



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4								
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 100					0900	01	1,620	127.5000	168.30	272,646	1993	1993	0	0	0	15.00	85.00	VALUATION BY										STANDARD						
Roof Structur	03	GABLE/HIP 100					1 SNGL FAM - 100% - 2022										Heated Area: 1379										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																																		