



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								0500	01	2,419	109.9560	173.73	420,253	2022	2022	0	0	0	0.50	99.50	VALUATION BY														
Roof Structur	03	GABLE/HIP 100								2 SFR CUST - 100% - 1989														Heated Area: 1911													
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 1989													
Interior Wall	05	DRYWALL 100																																			
Interior Floo	13	LVT/LAMNT 80																																			
Interior Floo	11	CLAY TILE 20																																			
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																																			
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