



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	VALUATION BY	STANDARD															
Exterior Wall	10	ABOVE AVG 100	0500	12	3,176	198.4164	329.37	1,046,079	2017	2017	0	0	0	3.50	96.50	Tax Group: 2	Tax Dist:															
Roof Structure	08	IRREGULAR 100	2 SFR CUST 100% - 2018										Heated Area: 2631										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	11	CLAY TILE 50																														
Interior Floor	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		3.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units		0 100																														