



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
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		10	ABOVE AVG 100		0500	11	1,720	156.4000	259.62	446,546	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SFR CUST 100% - 2023													Heated Area: 1494													HX Base Yr 2023			
Roof Cover		03	COMP SHNGL 100		19 20 19 31 31 18 2 2 1 2																													