



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	05	AVERAGE 100				0500	01	7,932	110.0242	182.64	1,448,700	1991	1991	0	0	0	15.75	84.25	VALUATION BY					STANDARD											
Roof Structur	08	IRREGULAR 100				1 SFR CUST 100% - 2025										Heated Area: 6872					HX Base Yr 2025					Tax Group: 5					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																								1,220,530									
Interior Wall	05	DRYWALL 100																								70,771									
Interior Floo	14	CARPET 90																								1,050,000									
Interior Floo	11	CLAY TILE 10																								2,341,301									
Air Condition	03	CENTRAL 100																								762,362									
Heating Type	04	AIR DUCTED 100																								1,578,939									
Bedrooms		7 100																								51,411									
Bathrooms		9.5 100																								1,527,528									
Frame	02	WOOD FRAME 100																								2,341,301									
Stories	2.	2. 100																								0									
Units		0 100																								PREVIOUS YEAR MKT VALUE					1,945,825				