



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	17	CB STUCCO 60								0500	12	5,938	194.6075	323.05	1,918,271	2008	2018	0	0	0	3.50	96.50								
Exterior Wall	16	WD FR STUC 40								1 SFR CUST 100% - 2023										Heated Area: 4689										
Roof Structur	04	WOOD TRUSS 100																		HX Base Yr 2023										
Roof Cover	07	CONC TILE 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	15	HARDTILE 70																												
Interior Floo	14	CARPET 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	5	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	100																												