



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	0100	01	1,656	124.7400	130.98	216,903	2024	2024	0	0	0	0.00	100.00														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2026										Heated Area: 1400																
Roof Cover	03	COMP SHNGL 100											HX Base Yr																
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMNT 70																											
Interior Floor	14	CARPET 30																											
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		0 100																											