



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	31	HARDIE BRD 100		0100	01	2,660	118.0800	123.98	329,787	2024	2024	0	0	0	0.00	100.00	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2025														Heated Area: 2237 HX Base Yr 2025											
Roof Cover	03	COMP SHNGL 100																											