

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																							
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	03	VINYL 100								0800	02	1,320	126.9400	114.25	150,810	2005	2005	0	0	0	48.00	52.00	VALUATION BY																														
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ 100% - 2024														Heated Area: 1296										HX Base Yr 2024										STANDARD									
Roof Cover	03	COMP SHNGL 100																																78,421																			
Interior Wall	05	DRYWALL 100																																374																			
Interior Floo	13	LVT/LAMNT 70																																126,840																			
Interior Floo	08	SHT VINYL 30																																205,635																			
Air Condition	03	CENTRAL 100																																14,331																			
Heating Type	04	AIR DUCTED 100																																191,304																			
Bedrooms		3 100																																51,411																			
Bathrooms		2 100																																139,893																			
Frame	02	WOOD FRAME 100																																205,635																			
Stories	1.	1. 100																																0																			
Units		0 100																																212,445																			