



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	0500	22	3,301	304.9290	485.93	1,604,055	2020	2020	0	0	0	2.00	98.00	VALUATION BY	STANDARD												
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2021													Tax Group: 2		Tax Dist:											
Roof Cover	13	STAND SEAM 100	Heated Area: 2530															1,571,974											
Interior Wall	05	DRYWALL 100																87,892											
Interior Floor	12	HARDWOOD 70																1,500,000											
Interior Floor	14	CARPET 30																3,159,866											
Air Condition	03	CENTRAL 100																1,569,659											
Heating Type	04	AIR DUCTED 100																1,590,207											
Bedrooms		3 100																51,411											
Bathrooms		2.5 100																1,538,796											
Frame	02	WOOD FRAME 100																3,159,866											
Stories	1.	1. 100																0											
Units		0 100																PREVIOUS YEAR MKT VALUE											
																	2,949,451												