

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	30	VINYL 100		0200	01	2,918	115.0	184	109.27	318,850	2025	2025	0	0	0	0.00	100.00	VALUATION BY					STANDARD										
Roof Structur	03	GABLE/HIP 100		1 SFR MODULR 100% - 2026												Heated Area: 2866					HX Base Yr 2026												
Roof Cover	05	COMP SHNGL 100																															