

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2									
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		07		ASB SHNGLE 100		4803		06		1,440		56.9940		27.07		38,981		1900		1900		0		0		0		80.00		20.00		VALUATION BY					STANDARD				
Roof Structur		04		WOOD TRUSS 100		1		STOR WAREH		- 0%		- 0				Heated Area: 1440				HX Base Yr										Tax Group: 2					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					7,796						
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					88						
Interior Floo		09		PINE WOOD 100																										TOTAL LAND VALUE - MARKET					150,000						
Ceiling		04		NONE 100																										TOTAL MARKET VALUE					157,884						
Air Condition		01		NONE 100																										SOH/AGL Deduction					35,137						
Heating Type		01		NONE 100																										ASSESSED VALUE					122,747						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					0						
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					122,747						
Story Height				10 100																										TOTAL JUST VALUE					157,884						
RMS				1 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					111,588						
Units				0 100																																					
BUD8 Adjustme		02		DIST FB 100																																					
Occupancy		00		OWNER OCC 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		4800		WAREHOUSE-STORAGE																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1004.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,440		100		1,440		7,796																																	
TOTALS		1,440				1,440		7,796																																	
EXTRA FEATURES																																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES											
1		1242		WD DECK A		0 0		11 4		44.00		SF10.00				10.00		100		1990		1990		3		20		88													
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