

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		AP		NORM		% COND		PAGE 1 of 1									
Exterior Wall		19		COMMON BRK 100		0100		01		1,615		128.5200		115.99		187,324		1956		1965		0		0		50		38.50		20.00		2									
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 0%		0		Heated Area: 1589		HX Base Yr																		VALUATION BY									
Roof Cover		03		COMP SHNGL 100																												STANDARD									
Interior Wall		04		PLYWOOD 80																												Tax Group: 2									
Interior Wall		05		DRYWALL 20																												Tax Dist:									
Interior Floor		14		CARPET 80																												BUILDING MARKET VALUE									
Interior Floor		08		SHT VINYL 20																												TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms		4		100																												SOH/AGL Deduction									
Bathrooms		2		100																												ASSESSED VALUE									
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																												BASE TAXABLE VALUE									
Units		0		100																												TOTAL JUST VALUE									
BUD8 Adjustme		02		DIST FB 100																												NCON VALUE									
Occupancy		00		NONE 100																												INCOME VALUE									
Quality		03		Quality Level 03																												PREVIOUS YEAR MKT VALUE									
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1011.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,589		100		1,589		36,862																																	
FOP		85		30		26		603																																	
TOTALS		1,674				1,615		37,465																																	
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		0810		CONCRETE A		0 0		10 30		300.00		SF		6.50		6.50		100		1956		1956		3		20		390													
3		0940		SHEDS/PORT		0 0		8 12		96.00		SF		30.00		30.00		100		1993		1993		3		20		576													
4		0940		SHEDS/PORT		0 0		14 10		140.00		SF		30.00		30.00		100		2000		2000		3		20		840													
5		1242		WD DECK A		0 0		12 8		96.00		SF		10.00		10.00		100		2000		2000		3		20		192													
6		0680		POLE SHED		0 0		14 8		112.00		SF		10.00		10.00		100		2000		2000		3		29		325													
7		0680		POLE SHED		0 0		12 8		96.00		SF		10.00		10.00		100		2000		2000		3		29		278													