



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	15	CONC BLOCK 100								6500	01	390	78.5400	27.49	10,721	1983	1983		0		0	50.00	50.00	STANDARD															
Roof Structur	03	GABLE/HIP 100								1 GARAGE RES - 100% - 2009										Heated Area: 390										HX Base Yr 2009									
Roof Cover	01	MINIMUM 100								13 30 30 13 BAS 2006																													
Interior Wall	01	MINIMUM 100																																					
Interior Floo	03	CONC FINSH 100																																					
Air Condition	01	NONE 100																																					
Heating Type	01	NONE 100																																					
Bedrooms		0 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality	04	Quality Level 04																																					
DOR CODE	0100		SINGLE FAMILY																																				
MAP NUM		MKT AREA						04																															
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	390	100	390		5,361																																		



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,241	100
FGR	566	55
FOP	272	30
FSP	558	40
FUS	380	100
PTO	16	5
TOTALS	4,033	3,238

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,238	109.6410	98.95	320,400	2008	2008	0	0	6.50 93.50
2 SINGLE FAM - 100% - 2009						Heated Area: 2621		HX Base Yr 2009		
The diagram shows a floor plan with several rooms and corridors. The rooms are labeled in blue text: BAS 2008, FSP 2008, FGR 2008, FOP 2008, PLO 2008, and FUS 2008. Dimensions are provided for each segment of the plan. The main rectangular area has a top width of 48 and a right height of 40. A vertical corridor on the left is 41 units wide. A horizontal corridor at the bottom is 23 units wide. A vertical corridor on the right is 24 units wide. A horizontal corridor at the top is 14 units wide. A vertical corridor on the left is 12 units wide. A horizontal corridor at the bottom is 7 units wide. A vertical corridor on the right is 16 units wide. A horizontal corridor at the bottom is 7 units wide. A vertical corridor on the left is 26 units wide. A horizontal corridor at the bottom is 23 units wide. A vertical corridor on the right is 16 units wide. A horizontal corridor at the bottom is 7 units wide. A vertical corridor on the left is 26 units wide. 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