



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	19	COMMON BRK 100	0100	01	1,436	124.8000	112.63	161,737	1978	1981	0	0	0	30.50	69.50	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1394					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					117,850														
Interior Wall	04	PLYWOOD 50											TOTAL MARKET OB/XF VALUE					1,715														
Interior Wall	05	DRYWALL 50											TOTAL LAND VALUE - MARKET					665,700														
Interior Floo	14	CARPET 90											TOTAL MARKET VALUE					200,487														
Interior Floo	08	SHT VINYL 10											SOH/AGL Deduction					17,336														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					183,151														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					0														
Bedrooms	2	100											BASE TAXABLE VALUE					183,151														
Bathrooms	1	100											TOTAL JUST VALUE					785,265														
Frame	03	MASONRY 100											NCON VALUE					0														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE					127,560														
BUD8 Adjustme	06	DIST 1D 100																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
DOR CODE			5000	IMPROVED AG																												
MAP NUM				MKT AREA		08																										
NEIGHBORHOOD/LOC			8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,152	100	1,152	90,176																												
BAS	242	100	242	18,943																												
FOP	128	30	38	2,975																												
PTO	80	5	4	313																												
TOTALS			1,602		1,436	112,407																										
EXTRA FEATURES					10878 CARROLL RD, BRYCEVILLE																											
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																
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[illegible]