



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	1,828	136.4000	123.10	225,027	1986	1991	0	0	25.50	74.50	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2003													Heated Area: 1692										HX Base Yr 2003									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	3	100																																	
Bathrooms	2	100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
BUD8 Adjustme	04	DIST 01 100																																	
Occupancy	00	NONE 100																																	
Quality			05	Quality Level 05																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM													MKT AREA										05												
NEIGHBORHOOD/LOC			5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,692	100	1,692	155,172																															
FOP	454	30	136	12,473																															
TOTALS			2,146	1,828	167,645																														
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	0350	CARPORT WD	0 100	32	20	700.00	SF	8.58	8.58	100	1986	1986	3	20	1,201																				
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240																				
4	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1986	1986	3	52	487																				
5	0811	CONCRETE B	0 100	32	24	768.00	SF	5.20	5.20	100	1986	1986	3	52	2,077																				
6	0812	CONCRETE C	0 100	0	0	1,304.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,104																				
7	1242	WD DECK A	0 100	0	0	523.00	SF	10.00	10.00	100	1992	1992	3	20	1,046																				
8	0511	GARAGE CB-	0 100	28	26	728.00	SF	40.00	40.00	100	1989	1989	3	59.5	17,326																				
9	0350	CARPORT WD	0 100	26	6	156.00	SF	13.00	13.00	100	1990	1990	3	20	406																				
TOTAL OB/XF 26,887																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500																		
REVIEW DATE 07/01/2020 BY KB Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS																																			