

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		TAX DIST		STANDARD	
Exterior Wall		05		AVERAGE 100		0100		01		1,317		98.8000		89.17		117,437		1979		1979		0		0		0		18.00		82.00					
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		- 0%		- 0				Heated Area: 1084																			
Roof Cover		03		COMP SHNGL 100																															
Interior Wall		04		PLYWOOD 50																															
Interior Wall		05		DRYWALL 50																															
Interior Floo		14		CARPET 100																															
Air Condition		01		NONE 100																															
Heating Type		02		CONVECTION 100																															
Bedrooms				2 100																															
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		03		Quality Level 03																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		5001.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,020		100		1,020		74,581																											
FSP		128		40		51		3,729																											
FSP		272		40		109		7,970																											
SFB		80		80		64		4,680																											
UCP		221		20		44		3,217																											
UST		64		45		29		2,121																											
TOTALS		1,785				1,317		96,298																											
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					