

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		20		FACE BRICK 100		0900		01		2,177		118.1488		140.30		305,433		2008		2008		0		0		0		10.50		89.50	
Exterior Wall		03		GABLE/HIP 100		2 SNGL FAM - 100% - 2022		Heated Area: 2058		HX Base Yr 2022																							
Roof Structur		03		COMP SHNGL 100																													
Roof Cover		05		DRYWALL 100																													
Interior Wall		14		CARPET 80																													
Interior Floo		11		CLAY TILE 20																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				4 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units		00		0 100																													
Occupancy		00		NONE 100																													
Quality		05		Quality Level 05																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				09																									
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,058		100		2,058		258,420																									
FOP		175		30		52		6,530																									
FOP		210		30		63		7,911																									
PTO		21		5		1		125																									
STR		9		10		1		125																									
STR		18		10		2		251																									
TOTALS		2,491				2,177		273,363																									
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2008		2008		3		93		3,255					
2		0810		CONCRETE A		0 100		0 0		489.00		SF		6.50		6.50		100		2008		2008		3		90		2,861					
3		0940		SHEDS/PORT		0 100		12 12		144.00		SF		30.00		30.00		100		2008		2008		3		40		1,728					
4		0681		POLE SHED		0 100		12 12		144.00		SF		15.00		15.00		100		2008		2008		3		56		1,210					