

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4									
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		17		CB STUCCO 100		0100		01		2,149		98.0000		88.44		190,058		1951		1965		0		0		0		28.50		71.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		1		1		1		1		1		1		1		1		1		1		1		1		Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					157,183				
Interior Wall		05		DRYWALL 80																												TOTAL MARKET OB/XF VALUE					27,294				
Interior Wall		04		PLYWOOD 20																												TOTAL LAND VALUE - MARKET					218,750				
Interior Floo		14		CARPET 70																												TOTAL MARKET VALUE					403,227				
Interior Floo		08		SHT VINYL 30																												SOH/AGL Deduction					181,026				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					222,201				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				2 100																												BASE TAXABLE VALUE					172,201				
Bathrooms				1 100																												TOTAL JUST VALUE					403,227				
Frame		03		MASONRY 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					378,245				
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				4053.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,088		100		2,088		132,034																																	
DCK		467		10		47		2,972																																	
FOP		48		30		14		885																																	
TOTALS		2,603				2,149		135,891																																	
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		0812		CONCRETE C		0 100		0 0		2,248.00		SF 4.00				4.00		100		1980		1980		3		35		3,147													
2		0511		GARAGE CB-		0 100		26 30		780.00		SF 40.00				40.00		100		1980		1980		3		35		10,920													
3		0300		BOAT DCK W		0 100		0 0		730.00		SF 40.00				40.00		100		2000		2000		3		29		8,468													
5		0350		CARPORT WD		0 100		10 15		150.00		SF 9.36				9.36		100		2000		2000		3		20		281													
6		0511		GARAGE CB-		0 100		18 16		288.00		SF 40.00				40.00		100		1970		1970		3		22		2,534													
7		0940		SHEDS/PORT		0 100		18 9		162.00		SF 30.00				30.00		100		1970		1970		3		20		972													
8		0940		SHEDS/PORT		0 100		18 9		162.00		SF 30.00				30.00		100		1970		1970		3		20		972													

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION05AVERAGE 10003GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo13LVT/LAMNT 100Air Condition02WINDOW 100Heating Type03FORCED AIR 100Bedrooms1100Bathrooms1100Frame Stories02WOOD FRAME 1001.1.100Units Occupancy000100NONE 100Quality01Quality Level 01DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS54610054613,923BAS2721002726,936DCK1681017434TOTALS98683521,292EXTRA FEATURESBLDN NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDUNIT PRICELAND VALUETOTAL OB/XFVALUE

MARKET ADJUSTMENTS

TOTALS98683521,292

REVIEW DATE12/17/2019BYKWNWTotal Acres: 0.00Total Land Value: 218,750Market: 0Agricultural: 0Common: 218,750PRINTED 08/02/2023 BY SYS