



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	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0100	01	1,530	120.4875	108.74	166,372	1980	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1100													HX Base Yr												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 50																																							
Interior Wall	06	CUST PANEL 50																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	08	SHT VINYL 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	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	04	Quality Level 04																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM		MKT AREA	04																																						
NEIGHBORHOOD/LOC	4031.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,100	100	1,100	98,383																																					
DCK	622	10	62	5,545																																					
FOP	264	30	79	7,065																																					
UOP	160	20	32	2,862																																					
USP	198	30	59	5,277																																					
UST	440	45	198	17,709																																					
TOTALS	2,784		1,530	136,841																																					
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																									
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																										
6	0810	CONCRETE A	0 100	24	24	576.00	SF	6.50	6.50	100	2009	2009	3	91	3,407																										
TOTAL OB/XF 5,122																																									
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	000116	C	SFR MARSH	100		RS-1	125.00	600.00	1.12	AC		1.00	1.00	1.00	135,000.00	135,000.00	151,200																								
2	009500	C	SUBMERGED	0			0.00	0.00	0.98	AC		1.00	1.00	1.00	25.00	25.00	24																								
REVIEW DATE 01/19/2023 BY DJA Total Acres: 2.10 Total Land Value: 151,224 Market: 0 Agricultural: 0 Common: 151,224 PRINTED 08/02/2023 BY SYS																																									