

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			
Exterior Wall		05		AVERAGE 100		0100		01		2,154		113.2635		102.22		220,182		1960		1980		0		0		0		17.75		82.25	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100%		- 1990		Heated Area: 1881		HX Base Yr 1990																	
Roof Cover		12		MODULAR MT 100																											
Interior Wall		05		DRYWALL 60																											
Interior Wall		04		PLYWOOD 40																											
Interior Floo		14		CARPET 90																											
Interior Floo		12		HARDWOOD 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		06		Quality Level 06																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		4031.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,463		100		1,463		123,003																							
BAS		418		100		418		35,144																							
FEP		341		80		273		22,953																							
TOTALS		2,222				2,154		181,100																							
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		0351		CARPORT MT		0 100		12 32		384.00		SF		10.00		10.00		100		1989		1989		3		20		768			
6		0812		CONCRETE C		0 100		0 0		12,950.00		SF		4.00		4.00		100		1995		1995		3		72		37,296			
7		0510		GARAGE WD-		0 100		24 26		624.00		SF		35.00		35.00		100		1995		1995		3		24		5,242			
8		0510		GARAGE WD-		0 100		26 24		624.00		SF		35.00		35.00		100		1995		1995		3		24		5,242			
9		0351		CARPORT MT		0 100		24 12		288.00		SF		10.00		10.00		100		1995		1995		3		20		576			
10		0476		VF 6 SBPL		0 100		0 0		25.00		LF		32.00		32.00		100		1995		1995		3		39		312			
11		0510		GARAGE WD-		0 100		26 12		312.00		SF		26.25		26.25		100		2000		2000		3		29		2,375			
12		0510		GARAGE WD-		0 100		26 12		312.00		SF		26.25		26.25		100		2000		2000		3		29		2,375			
13		0351		CARPORT MT		0 100		40 20		800.00		SF		10.00		10.00		100		2005		2005		3		27		2,160			
																						</									