



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	VALUATION SUMMARY																										
Exterior Wall	19	COMMON BRK 100	0100	01	1,862	132.5940	119.67	222,826	1958	1975	0	0	0	33.50	66.50	STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1974													Heated Area: 1592													HX Base Yr 1974												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	04	PLYWOOD 50																																							
Interior Wall	05	DRYWALL 50																																							
Interior Floo	12	HARDWOOD 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		1 100																																							
Frame	03	MASONRY 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality	05	Quality Level 05																																							
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	1,592	100	1,592	126,692																																					
FOP	144	30	43	3,422																																					
UGR	504	45	227	18,065																																					
TOTALS	2,240		1,862	148,179																																					
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	1980	1980	3	49	1,715																									
2	0810	CONCRETE A	0	100	5	20	100.00	SF	6.50	6.50	100	1987	1987	3	54.5	354																									
3	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	1970	1970	3	22	50																									
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	000130	C	SFR WATER	100		RMH	165.00	253.00	165.00	FF	6	0.79	1.00	0.79	2,700.00	2,133.00	351,945																								
REVIEW DATE 07/14/2020 BY KWA Total Acres: 0.00 Total Land Value: 351,945 Market: 0 Agricultural: 0 Common: 351,945 PRINTED 08/02/2023 BY SYS																																									