

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		VALUATION SUMMARY																			
Exterior Wall		20		FACE BRICK 50		0100		01		962		111.5000		100.63		96,806		1963		1963		0		0		0		33.98		66.02		VALUATION BY					STANDARD												
Exterior Wall		21		STONE 50		1		SINGLE FAM		- 0%		- 0				Heated Area: 864				HX		Base Yr										Tax Group: 4					Tax Dist:												
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE					63,911												
Roof Cover		04		BUILT-UP 100																												TOTAL MARKET OB/XF VALUE					1,601												
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					51,000												
Interior Floo		12		HARDWOOD 100																												TOTAL MARKET VALUE					116,512												
Air Condition		01		NONE 100																												SOH/AGL Deduction					29,242												
Heating Type		02		CONVECTION 100																												ASSESSED VALUE					87,270												
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					0												
Bathrooms				1 100																												BASE TAXABLE VALUE					87,270												
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					116,512												
Stories		1.		1. 100																												NCON VALUE					0												
Units				0 100																												INCOME VALUE																	
BUD8 Adjustme		04		DIST 01 100																												PREVIOUS YEAR MKT VALUE					95,470												
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
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		864		100		864		57,400																																									
FCP		288		25		72		4,783																																									
FST		48		55		26		1,727																																									
TOTALS		1,200		962		63,911																																											
EXTRA FEATURES																																																	
86013 BOBBY DR																																																	
BLD DATE																																																	
XF DATE																																																	
INC DATE																																																	
LGL DATE																																																	
LAND DATE																																																	
AG DATE																																																	
06/20/2023																																																	
MLU																																																	
BUILDING NOTES																																																	
BUILDING DIMENSIONS																																																	
BAS=[YR=1993] W24 S8 FCP=[YR=1993] W4 FST=[YR=1993] W8 S6 E8N6\$ S6 W8 S22 E12 N28 \$ S28 E24 N36\$.																																																	
LAND DESCRIPTION																																																	
TOTAL OB/XF																																																	
1,601																																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPTH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000100		C		SFR		0				RS-2		100.00		220.00		0.51		AC				1.00		1.00		1.25		80,000.00		100,000.00		51,000															
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