

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	6																	
Exterior Wall		30	VINYL 100		0900	01	1,935	115.3460	144.18	278,988	1960	1990	0	0	0	15.50	84.50	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 0										Heated Area: 1584										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																															



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	02	MIN PLYWD 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	408	11,716
UOP	272	20	54	1,550
TOTALS	680		462	13,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	462	58.9050	29.45	13,606	2017	2017	0	0	2.50	97.50
2 ACCESSORY U - 100% - 0											
Heated Area: 408											
HX Base Yr											
12 34 12 34 8 34 8 34 BAS 2021 UOP 2021											
BLD DATE				LGL DATE							