

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		05		AVERAGE 100		0100		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2020		Heated Area: 780		HX Base Yr 2020																			
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 80																											
Interior Floo		08		SHT VINYL 20																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				2 100																											
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		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA				04																							
NEIGHBORHOOD/LOC		4053.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		780		100		780		70,629																							
FOP		48		30		14		1,268																							
TOTALS		828		794		71,897																									
EXTRA FEATURES																															
BLD DATE																															
XF DATE																															
INC DATE																															
LGL DATE																															
LAND DATE																															
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OB/XF MKT VALUE																															
NOTES																															
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