

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		05	AVERAGE 100		0100		01	1,248	104.9400	99.69		124,413		1959	1977	0	0	0	18.75	81.25	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1		SINGLE FAM - 100% - 2024										Heated Area: 1248										HX Base Yr 2024									
Roof Cover		03	COMP SHNGL 100																																	
Interior Wall		05	DRYWALL 100																																	
Interior Floo		09	PINE WOOD 100																																	
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		03	DIST HI 100																																	
Occupancy		00	NONE 100																																	
Quality		03	Quality Level 03																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA																		06															
NEIGHBORHOOD/LOC		6001.00																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																												
BAS		906		100		906		73,384																												
BAS		342		100		342		27,701																												
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