

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		16		WD FR STUC 100		0900		01		3,341		101.2092		126.51		422,670		2007		2007		0		0		8.00		92.00	
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 0%		0		Heated Area: 2881		HX Base Yr															
Roof Cover		03		COMP SHNGL 100																									
Interior Wall		05		DRYWALL 100																									
Interior Floo		11		CLAY TILE 60																									
Interior Floo		14		CARPET 40																									
Air Condition		03		CENTRAL 100																									
Heating Type		04		AIR DUCTED 100																									
Bedrooms				5 100																									
Bathrooms				3 100																									
Frame		02		WOOD FRAME 100																									
Stories				1. 1. 100																									
Units				0 100																									
Occupancy		00		NONE 100																									
Quality		02		Quality Level 02																									
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC		4004.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,369		100		2,369		275,726																					
FGR		504		55		277		32,240																					
FOP		63		30		19		2,212																					
FSP		409		40		164		19,088																					
FUS		512		100		512		59,591																					
TOTALS		3,857				3,341		388,856																					
EXTRA FEATURES																													
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND											