

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	PAGE 1 of 1											
Exterior Wall		20	FACE BRICK 100		0900	01	2,399	103.3410	129.18	309,903	2006	2006	0	0	0	12.75	87.25	VALUATION SUMMARY											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2007										Heated Area: 2065					HX Base Yr 2007					STANDARD				
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		13	LVT/LAMNT 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			2.5 100																										
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				09																						
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,065	100	2,065	232,745																									
FGR	532	55	293	33,024																									
FOP	138	30	41	4,621																									
TOTALS		2,735		2,399	270,390																								
EXTRA FEATURES					8137 CR 121, BRYCEVILLE																								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0811	CONCRETE B	0 100	0	0	748.00	SF	5.20	5.20	100	2006	2006	3	87	3,384														
2	0810	CONCRETE A	0 100	24	9	216.00	SF	6.50	6.50	100	1970	1970	3	21	295														
3	0511	GARAGE CB-	0 100	22	18	396.00	SF	40.00	40.00	100	1970	1970	3	21	3,326														