



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	1,237	98.5800	93.65	115,845	1943	1960	0	0	0	23.00	77.00	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0													Heated Area: 1108					HX Base Yr						
Roof Cover		01	MINIMUM 100																	BUILDING MARKET VALUE					89,201				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					1,644				
Interior Floop		09	PINE WOOD 100																	TOTAL LAND VALUE - MARKET					52,500				
Air Condition		02	WINDOW 100																	TOTAL MARKET VALUE					143,345				
Heating Type		03	FORCED AIR 100																	SOH/AGL Deduction					97,580				
Bedrooms		3	100																	ASSESSED VALUE					45,765				
Bathrooms		1	100																	TOTAL EXEMPTION VALUE					HX HB 25,000				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					20,765				
Stories		1.	1. 100																	TOTAL JUST VALUE					143,345				
Units		0	100																	NCON VALUE					0				
BUD8 Adjustme		06	DIST 1D 100																	INCOME VALUE									
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					130,168				
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,108	100	1,108	79,898																									
FOP	170	30	51	3,678																									
FOP	260	30	78	5,625																									
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