

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT		CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
Exterior Wall		15	CONC BLOCK 100		0900	01	2,301	110.1716		137.71		316,871	2002	2002	0	0	0	10.50	89.50										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 1996															Heated Area: 2013									
Roof Cover		03	COMP SHNGL 100																	HX Base Yr 1996									
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 60																										
Interior Floo		11	CLAY TILE 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																	08									
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,013	100	2,013	248,103																									
FOP	350	30	105	12,942																									
FOP	610	30	183	22,555																									

[illegible]