

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD			
Exterior Wall		10		ABOVE AVG 100		0100		01		1,632		109.1400		103.68		169,206		1958		1981		0		0		0		17.50		82.50		Tax Group: 4		Tax Dist:	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2021								Heated Area: 1497														BUILDING MARKET VALUE		139,595			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		0			
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		43,050			
Interior Floo		14		CARPET 90																										TOTAL MARKET VALUE		182,645			
Interior Floo		08		SHT VINYL 10																										SOH/AGL Deduction		1,291			
Air Condition		03		CENTRAL 100																										ASSESSED VALUE		181,354			
Heating Type		04		AIR DUCTED 100																						13				TOTAL EXEMPTION VALUE		181,354			
Bedrooms				4 100																										BASE TAXABLE VALUE		0			
Bathrooms				1 100																										TOTAL JUST VALUE		182,645			
Frame		02		WOOD FRAME 100																										NCON VALUE		0			
Stories		1.		1. 100																										INCOME VALUE					
Units				0 100																										PREVIOUS YEAR MKT VALUE		176,072			
BUD8 Adjustme		04		DIST 01 100																															
Occupancy		00		NONE 100																															
Quality		03		Quality Level 03																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA				05																											
NEIGHBORHOOD/LOC		5001.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,497		100		1,497		128,047																											
FSP		90		40		36		3,079																											
FST		180		55		99		8,468																											
TOTALS		1,767				1,632		139,595																											
EXTRA FEATURES																																			
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							