

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	05	AVERAGE 100		0100	01	1,553	109.1400	103.68	161,015	1987	1987	0	0	0	16.25	83.75	6												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1988										Heated Area: 1524					HX Base Yr 1988										
Roof Cover	03	COMP SHNGL 100		BAS 1993 FOP 1993 FUS 1993																									
Interior Wall	05	DRYWALL 100																											
Interior Floor	08	SHT VINYL 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
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	984	100	984	85,443																									
FOP	96	30	29	2,518																									
FUS	540	100	540	46,889																									
TOTALS		1,620		1,553	134,850																								
EXTRA FEATURES					7192 CR 121, BRYCEVILLE										BLD DATE				LGL DATE		06/13/2023		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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													