

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			
Exterior Wall		05		AVERAGE 70		0100		01		1,687		127.5350		121.16		204,397		1991		1995		0		0		0		13.83		86.17	
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 0% - 0								Heated Area: 1373										HX Base Yr					
Roof Structur		03		GABLE/HIP 100																											
Roof Cover		12		MODULAR MT 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 90																											
Interior Floo		08		SHT VINYL 10																											
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		06		Quality Level 06																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				4019.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,373		100		1,373		143,346																							
FGR		440		55		242		25,266																							
FOP		79		30		24		2,506																							
FSP		120		40		48		5,012																							
TOTALS		2,012				1,687		176,129																							
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		NOTES	
1		0811		CONCRETE B		0 0		0 0		921.00		SF		5.20		5.20		100		1991		1991		3		62		2,969			
2		1242		WD DECK A		0 0		12 12		144.00		SF		10.00		10.00		100		1998		1998		3		20		288			
3		0940		SHEDS/PORT		0 0		10 10		100.00		SF		15.00		15.00		100		2003		2003		3		21		315			