

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																			
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		10		ABOVE AVG 100		0500		11		2,486		148.1856		234.13		582,047		1993		1998		0		0		12.50		87.50		VALUATION BY										STANDARD									
Roof Structure		03		GABLE/HIP 100		1		SFR		CUST		- 0% - 0				Heated Area: 2347				HX		Base Yr								Tax Group: 5										Tax Dist:									
Roof Cover		05		COMP SHNGL 100																										BUILDING MARKET VALUE										509,291									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										4,490									
Interior Floor		14		CARPET 70																										TOTAL LAND VALUE - MARKET										450,000									
Interior Floor		02		HARDWOOD 30																										TOTAL MARKET VALUE										963,781									
Air Condition		12		CENTRAL 100																										SOH/AGL Deduction										200,556									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										763,225									
Bedrooms				4 100																										TOTAL EXEMPTION VALUE										0									
Bathrooms				4 100																										BASE TAXABLE VALUE										763,225									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										963,781									
Stories		2.		2. 100																										NCON VALUE										0									
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										840,856									
Quality		05		Quality Level 05																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																				10									
NEIGHBORHOOD/LOC		10003.010																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,443		100		1993		1,443		295,619																																							
FOP		24		30		1993		7		1,434																																							
FOP		48		30		1993		14		2,868																																							
FST		12		55		1993		7		1,434																																							
FUS		744		100		1993		744		152,419																																							
SFB		54		80		2011		43		8,810																																							
SFB		146		80		2011		117		23,969																																							
UDC		273		25		1993		68		13,931																																							
UOP		24		20		1993		5		1,025																																							
UOP		48		20		1993		10		2,048																																							
TOTALS		2,878						2,486		509,291																																							
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		0504		FP-ELECTRI		0 0		0 0		1.00		UT		2,000.00		2,000.00		100		1993		1993		3		72		1,440																					
2		0810		CONCRETE A		0 0		0 0		307.00		SF		6.50		6.50		100		1993		1993		3		64		1,277																					
3		0810		CONCRETE A		0 0		0 0		73.00		SF		6.50		6.50		100		1993		1993		3		64		304																					
4		0820		WOOD WALK		0 0		0 0		108.00		SF		11.75		11.75		100		1993		1993		3		40		508																					
5		0300		BOAT DCK W		0 0		13 8		104.00		SF		40.00		40.00		100		1993		1993		3		20		832																					
6		0441		STK FNC 4'		0 0		0 0		99.00		LF		6.50		6.50		100		1993		1993		3		20		129																					