

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	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 100		1701	04	4,341		90.8460	127.64	554,085	2000	2000		0	0	23.00	77.00	VALUATION BY					STANDARD																		
Roof Structur	03	GABLE/HIP 100		1 OFFICE - 0% - 0														Heated Area: 4245										HX Base Yr													
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	07	CORK/VTILE 50																																							
Interior Floo	14	CARPET 50																																							
Ceiling	02	F.NOT SUS 100																																							
Air Condition	06	ENG CENTRL 100																																							
Heating Type	09	ENG F AIR 100																																							
Fixtures	14	14 100																																							
Frame	02	WOOD FRAME 100																																							
Story Height		0 100																																							
RMS		20 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality		03	Quality Level 03																																						
DOR CODE		8200	FOREST, PARKS, REC																																						
MAP NUM			MKT AREA		09																																				
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	4,245	100	2000	4,245	417,211																																				
FOP	25	30	2000	8	786																																				
FOP	30	30	2000	9	885																																				
FOP	96	30	2000	29	2,851																																				
FST	100	50	2000	50	4,914																																				
TOTALS		4,496			4,341	426,645																																			
EXTRA FEATURES				7247 BIG OAKS RD, BRYCEVILLE																																					
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	0810	CONCRETE A	0	0	0	0	1,140.00	SF	6.50	6.50	100	2000	2000	3	77	5,706																									
2	0801	ASPHALT A	0	0	0	0	14,219.00	SF	3.00	3.00	100	2000	2000	3	50	21,329																									
3	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200																									
4	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	9,715																									
5	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2000	2000	3	83	166																									
6	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	2000	2000	3	20	10																									
7	0812	CONCRETE C	0	0	0	0	2,340.00	SF	4.00	4.00	100	2001	2001	3	79	7,394																									
8	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	2001	2001	3	52	780																									
9	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	20	700																									
10	0430	CL FNC 6B	0	0	0	0	1,336.00	LF	9.70	9.70	100	2001	2001	3	52	6,739																									
LAND DESCRIPTION										TOTAL OB/XF										52,739																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	008200	C	FOREST	0		GPU	0.00	0.00	70.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	385,000																								

[illegible]

[illegible]