

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	05	AVERAGE 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Roof Structur	03	GABLE/HIP 100								0100	01	1,867	114.1000	114.10	213,025	1972	2000	0	0	0	11.75	88.25																	
Roof Cover	03	COMP SHNGL 100								1 SINGLE FAM - 100% - 2007										Heated Area: 1821										HX Base Yr 2007									
Interior Wall	05	DRYWALL 100								UOP 2019 BAS 1993 FOP 1993 PTO 2006																													
Interior Floo	11	CLAY TILE 70																																					
Interior Floo	14	CARPET 30																																					
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																																					
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,821	100	1993	1,821	183,362																																		
FOP	16	30	1993	5	504																																		
PTO	180	5	2006	9	906																																		
UOP	160	20	2019	32	3,222																																		