

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		05		03		05		0100		01		1,383		109.6160		109.62		151,604		1972		1972		0		0		0		20.25		79.75	
Exterior Wall		05		AVERAGE 100		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0								Heated Area: 1040				HX Base Yr											
Roof Structur		03		GABLE/HIP 100																															
Roof Cover		12		MODULAR MT 100																															
Interior Wall		05		DRYWALL 90																															
Interior Wall		01		MINIMUM 10																															
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				1 100																															
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																															
NEIGHBORHOOD/LOC		8001.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,040		100		1993		1,040		90,919																									
FGR		378		55		1993		208		18,184																									
FOP		198		30		1993		59		5,158																									
UST		168		45		1993		76		6,644																									
TOTALS		1,784						1,383		120,904																									
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		0940		SHEDS/PORT		0 100		14 10		140.00		SF 30.00				30.00		100		1996		1996		3		20		840							
2		0811		CONCRETE B		0 100		30 28		840.00		SF 5.20				5.20		100		1996		1996		3		70		3,058							