

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		06	BD/BATTEN 90		0100	01	1,570	101.6940	101.69	159,653	1978	1983	0	0	0	30.53	69.47	VALUATION BY		STANDARD											
Exterior Wall		20	FACE BRICK 10		1 SINGLE FAM - 0% - 2025													Heated Area: 1260							HX Base Yr						
Roof Structure		03	GABLE/HIP 100															Tax Group: 6							Tax Dist:						
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE							110,911						
Interior Wall		04	PLYWOOD 50															TOTAL MARKET OB/XF VALUE							12,320						
Interior Wall		05	DRYWALL 50															TOTAL LAND VALUE - MARKET							70,000						
Interior Floor		14	CARPET 100															TOTAL MARKET VALUE							193,231						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction							0						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE							193,231						
Bedrooms		2	100															TOTAL EXEMPTION VALUE							0						
Bathrooms		1	100															BASE TAXABLE VALUE							193,231						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE							193,231						
Stories		1.	1. 100		NCON VALUE							0																			
Units		0	100		INCOME VALUE																										
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE							179,300																			
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	1,260	100	1993	1,260	89,011																										
FCP	484	25	1993	121	8,548																										
FOP	48	30	1993	14	989																										
FSP	208	40	1993	83	5,863																										
FST	168	55	1993	92	6,499																										
TOTALS		2,168			1,570	110,911																									
EXTRA FEATURES					7590 DEMPS LN, 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	0681	POLE SHED	0	0	0	0			336.00	SF	15.00	15.00	100	1980	1980	3	20	1,008													
2	0681	POLE SHED	0	0	40	28			1,120.00	SF	15.00	15.00	100	1980	1980	3	20	3,360													
3	0752	USP	0	0	30	12			360.00	SF	15.00	15.00	100	1983	1983	3	20	1,080													
4	0511	GARAGE CB-	0	0	30	12			360.00	SF	40.00	40.00	100	1983	1983	3	38	5,472													
5	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400													