



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	PAGE 1 of 1												
Exterior Wall		12	CEDAR 100		0100	01	2,531	112.8960	112.90	285,750	1988	1988	0	0	0	18.00	82.00	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1963											
Roof Cover		03	COMP SHNGL 100															HX Base Yr											
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms		4	100																										
Bathrooms		2	100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units		0	100																										
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															04											
NEIGHBORHOOD/LOC		4006.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,963	100	1993	1,963	181,731																								
FGR	528	55	1993	290	26,848																								
FOP	168	30	1993	50	4,629																								
FSP	420	40	2018	168	15,553																								
FST	110	55	1993	60	5,555																								