



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		10	ABOVE AVG 100		0100	01	1,935	122.7842	122.78	237,579	2016	2016	0	0	0	3.50	96.50	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 1705					HX Base Yr					Tax Group: 1					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						229,264									
Interior Wall		05	DRYWALL 100																						4,224									
Interior Floo		14	CARPET 70																						40,000									
Interior Floo		11	CLAY TILE 30																						273,488									
Air Condition		03	CENTRAL 100																						0									
Heating Type		04	AIR DUCTED 100																						273,488									
Bedrooms			4 100																						0									
Bathrooms			2 100																						273,488									
Frame		02	WOOD FRAME 100																						273,488									
Stories		1.	1. 100																						0									
Units		0	0 100																						273,488									
Occupancy		00	NONE 100																						263,195									
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						07									
NEIGHBORHOOD/LOC			7003.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,705	100	2016	1,705	202,013																													
FGR	400	55	2016	220	26,067																													
FOP	20	30	2016	6	711																													
PTO	70	5	2016	4	474																													