

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		05		CONC BLOCK 70		0100		01		2,033		111.8180		117.41		238,695		1959		2000		0		0		12.43		87.57		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2022				Heated Area: 1798				HX		Base Yr		2022				Tax Group: 2					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE					209,025						
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					454						
Interior Floo		11		CLAY TILE 100																								TOTAL LAND VALUE - MARKET					210,700						
Air Condition		03		CENTRAL 100																								TOTAL MARKET VALUE					420,179						
Heating Type		04		AIR DUCTED 100																								SOH/AGL Deduction					90,595						
Bedrooms				3 100																								ASSESSED VALUE					329,584						
Bathrooms				2 100																								TOTAL EXEMPTION VALUE					HX HB DX 56,411						
Frame		03		MASONRY 100																								BASE TAXABLE VALUE					273,173						
Stories		1.		1. 100																								TOTAL JUST VALUE					420,179						
Units				0 100																								NCON VALUE					0						
BUD8 Adjustme		02		DIST FB 100																								INCOME VALUE											
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE					391,547						
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				1011.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,529		100		1993		1,529		157,206																													
FGR		336		55		2009		185		19,021																													
FOP		168		30		2009		50		5,141																													
SFB		336		80		2009		269		27,657																													
TOTALS		2,369						2,033		209,025																													
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									
3		0940		SHEDS/PORT		0 100		8 9		72.00		SF		30.00		30.00		100		2005		2005		3		21		454											