

REVIEW DATE 10/31/2024 BY KWA Total Acres: 7.00 Total Land Value: 609,838 Market: 0 Agricultural: 0 Common: 609,838 PRINTED 07/09/2026 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		TAX DIST		STANDARD	
Exterior Wall		25		MOD METAL 100		1709		04		1,035		119.3346		102.33		105,912		2007		2015		0		0		0		28.00		72.00					
Roof Structur		04		WOOD TRUSS 100																															
Roof Cover		12		MODULAR MT 100																															
Interior Wall		05		DRYWALL 100																															
Interior Floo		14		CARPET 60																															
Interior Floo		08		SHT VINYL 40																															
Ceiling		02		F.NOT SUS 100																															
Air Condition		03		CENTRAL 100																															
Heating Type		03		FORCED AIR 100																															
Fixtures				3 100																															
Frame		02		WOOD FRAME 100																															
Story Height				8 100																															
RMS				5 100																															
Stories		1.		1. 100																															
Units				0 100																															
Occupancy		00		OWNER OCC 100																															
Quality		06		Quality Level 06																															
DOR CODE		4100		LIGHT MANUFACTURE																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		1290.100																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,026		100		2009		1,026		75,594																									
CAN		30		30		2010		9		663																									
TOTALS		1,056						1,035		76,257																									
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					