



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4									
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		30		VINYL 100		0100		01		1,690		109.0000		114.45		193,420		1987		1997		0		0		0		13.75		86.25		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 2025				Heated Area: 1406				HX		Base Yr								Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					166,825						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,160						
Interior Floo		13		LVT/LAMNT 100																										TOTAL LAND VALUE - MARKET					90,000						
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					257,985						
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					22,147						
Bedrooms				2 100																										ASSESSED VALUE					235,838						
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					235,838						
Stories		1.		1. 100																										TOTAL JUST VALUE					257,985						
Units				0 100																										NCON VALUE					0						
BUD8 Adjustme		04		DIST 01 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					214,398						
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC				4053.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,406		100		1993		1,406		138,791																															
DCK		128		10		1993		13		1,283																															
FOP		272		30		1993		82		8,095																															
UGR		420		45		1993		189		18,657																															
TOTALS		2,226						1,690		166,825																															
EXTRA FEATURES																																									
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE																																									
AG DATE																																									
OB/XF MKT VALUE																																									
NOTES																																									