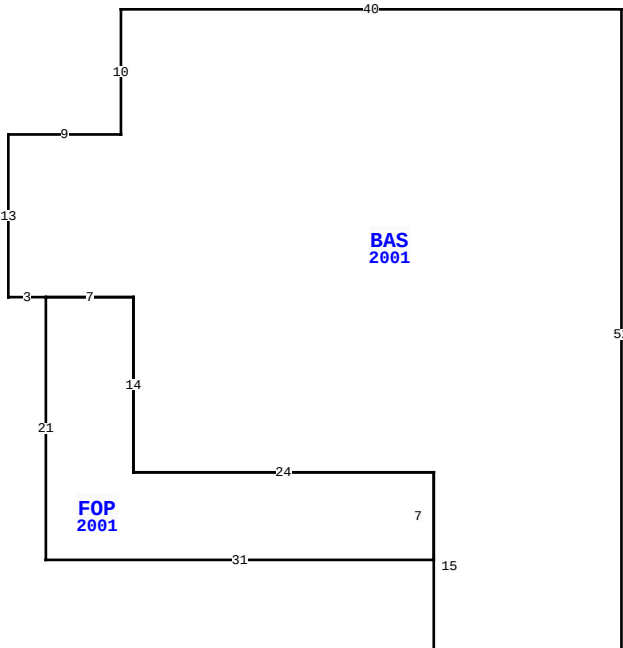




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100		0100	01	1,902	127.5764	133.96	254,792	2001	2001		0		0	11.50	88.50	6															
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2002										Heated Area: 1808										HX Base Yr 2002									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 60																															
Interior Floor	11	CLAY TILE 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA														09																
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,808	100	2001	1,808	214,347																												
FOP	315	30	2001	94	11,144																												
TOTALS		2,123			1,902	225,491																											
EXTRA FEATURES				945 CORTEZ RD, BRYCEVILLE														BLD DATE		LGL DATE		05/12/2026		MLU									
				XF DATE		LAND DATE		AG DATE																									
				INC DATE																													
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																	