



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	31	HARDIE BRD 100	0100	01	1,965	116.7180	122.55	240,811	2021	2021	0	0	0	1.50	98.50	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022														Heated Area: 1705		HX Base Yr 2022								
Roof Cover	03	COMP SHNGL 100	PTO 2021 BAS 2021 FGR 2021 FOP 2021																								
Interior Wall	05	DRYWALL 100																									
Interior Floo	11	CLAY TILE 70																									
Interior Floo	14	CARPET 30																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		2 100																									
Frame	02	WOOD FRAME 100																									
Stories	1.	1. 100																									
Units		0 100																									
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA	04																								
NEIGHBORHOOD/LOC	4093.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,705	100	2021	1,705	205,814																						
FGR	400	55	2021	220	26,557																						
FOP	120	30	2021	36	4,346																						
PTO	70	5	2021	4	483																						
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