

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6									
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		20		FACE BRICK 100		0100		01		1,945		109.7600		115.25		224,161		1978		1978		0		0		0		31.85		68.15		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		0%		0		Heated Area: 1676		HX Base Yr																Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					152,766				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					1,470				
Interior Floor		13		LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET					119,550				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					188,426				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					0				
Bedrooms				3 100																												ASSESSED VALUE					188,426				
Bathrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					188,426				
Stories		1.		1. 100																												TOTAL JUST VALUE					273,786				
Units				0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					343,116				
Quality		03		Quality Level 03																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,676		100		1993		1,676		131,638																															
FGR		480		55		1993		264		20,735																															
FOP		16		30		2021		5		393																															
TOTALS		2,172						1,945		152,766																															
EXTRA FEATURES																																									