

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	05	AVERAGE 50		0100	01	1,041	123.1200	129.28	134,580	1987	1987	0	0	0	17.88	82.12	VALUATION BY		STANDARD																	
Exterior Wall	12	CEDAR 50		1 SINGLE FAM 0% - 2025													Heated Area: 980		HX Base Yr		Tax Group: 6								Tax Dist:							
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE		110,517																	
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		13,804																	
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		68,000																	
Interior Floor	14	CARPET 70															TOTAL MARKET VALUE		192,321																	
Interior Floor	08	SHT VINYL 30															SOH/AGL Deduction		0																	
Air Condition	03	CENTRAL 100															ASSESSED VALUE		192,321																	
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		0																	
Bedrooms	2	100															BASE TAXABLE VALUE		192,321																	
Bathrooms	2	100															TOTAL JUST VALUE		192,321																	
Frame	02	WOOD FRAME 100															NCON VALUE		0																	
Stories	2.	2. 100		INCOME VALUE																																
Units	0	100		PREVIOUS YEAR MKT VALUE		189,973																														
BUD8 Adjustme	06	DIST 1D 100																																		
Occupancy	00	NONE 100																																		
Quality	03	Quality Level 03																																		
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	672	100	1993	672	71,343																															
FUS	308	100	1993	308	32,699																															
UOP	64	20	1993	13	1,380																															
UOP	77	20	1993	15	1,592																															
UOP	77	20	1993	15	1,592																															
UST	40	45	1993	18	1,911																															
TOTALS				1,238			1,041	110,517																												
EXTRA FEATURES						6551 CR 119, BRYCEVILLE																														
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																			
1	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1987	1987	3	20	64																				
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100																				
3	0940	SHEDS/PORT	0	0	40	10	400.00	SF	30.00	30.00	100	2025	2024		97	11,640																				