



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	PAGE 1 of 4 4																			
Exterior Wall	16	WD FR STUC 100	0500	01	2,950	98.2300	163.06	481,027	2018	2018	0	0	0	3.50	96.50	VALUATION SUMMARY																		
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2019														Heated Area: 2370																	
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019																	
Interior Wall	05	DRYWALL 100																																
Interior Floop	13	LVT/LAMMT 100																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		2.5 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
Occupancy	00	NONE 100																																
Quality			02	Quality Level 02																														
DOR CODE			0100	SINGLE FAMILY																														
MAP NUM				MKT AREA														04																
NEIGHBORHOOD/LOC			4031.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,370	100	2018	2,370	372,926																													
DCK	640	10	2018	64	10,071																													
FEP	210	80	2021	168	26,435																													
FGR	536	55	2018	295	46,419																													
FOP	129	30	2018	39	6,136																													
PTO	276	5	2018	14	2,203																													
TOTALS			4,161		2,950	464,191																												
EXTRA FEATURES																																		
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																			
5	0820	WOOD WALK	0 100	42 4	168.00	SF	11.75	11.75	100	2021	2021	3	70	1,382																				
6	0860	POOL/SPA	0 100	24 0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000																				
TOTAL OB/XF																	51,382																	
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	100		RSF-1	0.00	0.00	12.70	AC		1.00	1.00	0.50	150,000.00	75,000.00	952,500																	
REVIEW DATE 11/08/2023 BY DJ Total Acres: 12.70 Total Land Value: 952,500 Market: 0 Agricultural: 0 Common: 952,500 PRINTED 07/09/2026 BY SYS																																		

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