

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		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		31		HARDIE BRD 100		0100		01		1,102		121.9000		128.00		141,056		2020		2020		0		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		SINGLE FAM		100%		- 0				Heated Area: 888														HX Base Yr 1988		Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					504,618				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					10,053				
Interior Floo		08		SHT VINYL 100																												TOTAL LAND VALUE - MARKET					69,500				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					584,171				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					246,443				
Bedrooms				2 100																												ASSESSED VALUE					337,728				
Bathrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					286,317				
Stories		1.		1. 100																												TOTAL JUST VALUE					584,171				
Units				0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					565,986				
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	08				
NEIGHBORHOOD/LOC				8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		888		100		2020		888		111,391																															
FCP		480		25		2020		120		15,053																															
FOP		72		30		2020		22		2,760																															
FOP		240		30		2020		72		9,032																															