

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD		31		HARDIE BRD 100		0900		01		3,185		108.2886		150.52		479,406		2024		2024		0		0		0.00		100.00	
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2026		Heated Area:		2694		HX Base Yr		2026											
Roof Structur		03		COMP SHNGL 100																											
Roof Cover		05		DRYWALL 100																											
Interior Wall		13		LVT/LAMNT 90																											
Interior Floo		11		CLAY TILE 10																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA				07																							
NEIGHBORHOOD/LOC		7001.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,694		100		2024		2,694		405,501																					
FGR		597		55		2024		328		49,371																					
FOP		232		30		2024		70		10,536																					
FOP		311		30		2024		93		13,998																					
TOTALS		3,834						3,185		479,406																					
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	
2		0912		SCRN RM G		0 100		0 0		1,584.00		SF		21.00		21.00		100		2025		2024		04		97		32,266			
3		0860		POOL/SPA		0 100		0 0		1.00		UT		50,000.00		50,000.00		100		2025		2024		04		100		50,000			

[illegible]