

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	20		FACE BRICK 100		03		GABLE/HIP 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD			
Exterior Wall		03	12		MODULAR MT 100		05		DRYWALL 100		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	Tax Group: 4		Tax Dist:		
Roof Structur		12	13		LVT/LAMNT 60		11		CLAY TILE 40		1		SINGLE FAM		100% - 2021		Heated Area: 1672		HX Base Yr		2021		BUILDING MARKET VALUE		214,972				
Roof Cover		12	13		LVT/LAMNT 60		11		CLAY TILE 40		1		SINGLE FAM		100% - 2021		Heated Area: 1672		HX Base Yr		2021		TOTAL MARKET OB/XF VALUE		0				
Interior Wall		05	12		MODULAR MT 100		03		CENTRAL 100		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	TOTAL LAND VALUE - MARKET		38,500		
Interior Floo		13	13		LVT/LAMNT 60		11		CLAY TILE 40		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	TOTAL MARKET VALUE		253,472		
Interior Floo		11	13		LVT/LAMNT 60		11		CLAY TILE 40		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	SOH/AGL Deduction		50,388		
Air Condition		03	13		LVT/LAMNT 60		11		CLAY TILE 40		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	ASSESSED VALUE		203,084		
Heating Type		04	13		LVT/LAMNT 60		11		CLAY TILE 40		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	TOTAL EXEMPTION VALUE		HX HB 51,411		
Bedrooms			3		100		2		100		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	BASE TAXABLE VALUE		151,673		
Bathrooms			3		100		2		100		0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	TOTAL JUST VALUE		253,472		
Frame		02	WOOD FRAME 100								0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	NCON VALUE		0		
Stories		1.	1. 100								0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	INCOME VALUE				
Units		00	NONE 100								0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75	PREVIOUS YEAR MKT VALUE		247,894		
Occupancy		00	NONE 100								0100		01	1,957	131.1828	137.74	269,557	1998	1998	0	0	0	20.25	79.75					
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		9004.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		1,672	100	1998	1,672	183,665																							
FGR		465	55	1998	256	28,121																							
FOP		84	30	1998	25	2,747																							
PTO		75	5	1998	4	439																							
TOTALS		2,296			1,957	214,972																							
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											