

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		VALUATION SUMMARY		STANDARD					
Exterior Wall		16		WD FR STUC 50		0100		01		1,411		110.7600		116.30		164,099		1951		1990		0		0		0		16.75		83.25		Tax Group: 4		Tax Dist:		351,320			
Exterior Wall		30		VINYL 50		2		SINGLE FAM		0%		- 0				Heated Area: 1152																		BUILDING MARKET VALUE		2,704			
Roof Structur		03		GABLE/HIP 100																														TOTAL MARKET OB/XF VALUE		315,000			
Roof Cover		03		COMP SHNGL 100																														TOTAL LAND VALUE - MARKET		669,024			
Interior Wall		05		DRYWALL 100																														TOTAL MARKET VALUE		264,216			
Interior Floo		08		SHT VINYL 50																														SOH/AGL Deduction		404,808			
Interior Floo		14		CARPET 50																														ASSESSED VALUE		51,411			
Air Condition		02		WINDOW 100																														TOTAL EXEMPTION VALUE		353,397			
Heating Type		04		AIR DUCTED 100																														BASE TAXABLE VALUE		669,024			
Bedrooms				3 100																														NCON VALUE		0			
Bathrooms				2 100																														INCOME VALUE		703,996			
Frame		02		WOOD FRAME 100																																PREVIOUS YEAR MKT VALUE			
Stories				1. 1. 100																																			
Units				0 100																																			
BUD8 Adjustme		04		DIST 01 100																																			
Occupancy				00 NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																04			
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,152		100		1993		1,152		111,537																													
FEP		144		80		1993		115		11,135																													
FEP		160		80		1993		128		12,393								</																					