

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		05		AVERAGE 70		0100		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		10		ABOVE AVG 30		1		SINGLE FAM		100%		- 2016		Heated Area: 2570		HX Base Yr 2016															
Roof Structur		03		GABLE/HIP 100																											
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		13		LVT/LAMNT 70																											
Interior Floo		11		CLAY TILE 30																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3 100																											
Frame Stories		02		WOOD FRAME 100																											
Units		1.		1. 100																											
BUD8 Adjustme		04		DIST 01 100																											
Occupancy		00		NONE 100																											
Quality		05		Quality Level 05																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		4031.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,018		100		1993		2,018		214,204																					
BAS		552		100		2018		552		58,593																					
FOP		10		30		1993		3		318																					
FOP		64		30		2018		19		2,017																					
TOTALS		2,644						2,592		275,132																					
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	
1		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1980		1980		3		42		1,470			
3		0510		GARAGE WD-		0 100		20 16		320.00		SF		35.00		35.00		100		2010		2010		3		52		5,824			