

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		16		WD FR STUC 100		0100		01		2,126		126.2338		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		4	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2024		Heated Area: 1838		HX Base Yr 2024																	
Roof Structur		03		COMP SHNGL 100																													
Roof Cover		05		DRYWALL 100																													
Interior Wall		11		CLAY TILE 70																													
Interior Floo		14		CARPET 30																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units		00		0 100																													
Occupancy		00		NONE 100																													
Quality		05		Quality Level 05																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				04																									
NEIGHBORHOOD/LOC		4033.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,838		100		2004		1,838		218,046																							
FGR		400		55		2004		220		26,099																							
FOP		104		30		2004		31		3,678																							
FOP		122		30		2004		37		4,389																							
TOTALS		2,464						2,126		252,212																							
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		2004		2004		3		86		3,010					
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