



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	08	DECORATIVE 20		
Interior Floo	12	HARDWOOD 50		
Interior Floo	14	CARPET 50		
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		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM			MKT AREA	02
NEIGHBORHOOD/LOC		2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2,370	312,101
FGR	532	55	293	38,584
FOP	48	30	14	1,843
FOP	319	30	96	12,642
TOTALS	3,269		2,773	365,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,773	125.3040	148.80	412,622	1994	1999	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2000					Heated Area: 2370			HX Base Yr 2000			
The floor plan shows a complex layout with several rooms and corridors. The rooms are labeled as follows: FOP 1994: Located in the upper left section. BAS 1994: Located in the center-right section. FGR 1994: Located in the lower right section. FOR 1994: A small rectangular room located in the lower left section. Dimensions are provided for various segments of the plan, including room areas and corridor widths. The overall layout is irregular, with multiple turns and connections between the labeled areas.											
BLD DATE					LGL DATE						

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8				Tax Dist:		
BUILDING MARKET VALUE				365,170		
TOTAL MARKET OB/XF VALUE				25,968		
TOTAL LAND VALUE - MARKET				180,000		
TOTAL MARKET VALUE				571,138		
SOH/AGL Deduction				260,388		
ASSESSED VALUE				310,750		
TOTAL EXEMPTION VALUE				HX HB WX		
BASE TAXABLE VALUE				255,750		
TOTAL JUST VALUE				571,138		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				536,552		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100
4	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	100
5	0910	SCRN RM L	0	100	0	0	1,170.00	SF	15.00	15.00	100
6	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
8	0845	KOOL DECK	0	100	0	0	791.00	SF	7.25	7.25	100
9	0845	KOOL DECK	0	100	0	0	177.00	SF	7.25	7.25	100
10	0811	CONCRETE B	0	100	70	12	840.00	SF	5.20	5.20	100
TOTALS											
TOTAL OB/XF 25,968											
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	1.00
REVIEW DATE 01/14/2021 BY KBA											