



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4093.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	967	96,768
FGR	418	55	230	23,016
FOP	110	30	33	3,302
FUS	1,242	100	1,242	124,287
STR	76	10	8	801
USP	230	30	69	6,905
TOTALS	3,043		2,549	255,078

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,549	110.8800	100.07	255,078	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022				Heated Area: 2209				HX Base Yr 2022			
BLD DATE		03/29/2022		NW		LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										255,078		
TOTAL MARKET OB/XF VALUE										3,406		
TOTAL LAND VALUE - MARKET										45,000		
TOTAL MARKET VALUE										303,484		
SOH/AGL Deduction										34,348		
ASSESSED VALUE										269,136		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										219,136		
TOTAL JUST VALUE										303,484		
NCON VALUE										8,676		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										253,041		