



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		6 100		
Bathrooms		5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,961	100	2,961	326,518
FGR	792	55	436	48,079
FOP	177	30	53	5,844
FSP	578	40	231	25,473
FST	24	55	13	1,434
FUS	1,129	100	1,129	124,498
TOTALS	5,661		4,823	531,847

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,823	103.7547	123.21	594,242	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 0% - 2023 Heated Area: 4090 HX Base Yr											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										531,847		
TOTAL MARKET OB/XF VALUE										9,426		
TOTAL LAND VALUE - MARKET										127,500		
TOTAL MARKET VALUE										668,773		
SOH/AGL Deduction										0		
ASSESSED VALUE										668,773		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										668,773		
TOTAL JUST VALUE										668,773		
NCON VALUE										541,273		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										528,815		