



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 80		
Interior Floor	11	CLAY TILE 20		
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	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	2,059	100	2,059	261,769
FGR	484	55	266	33,818
FOP	46	30	14	1,780
FSP	247	40	99	12,587
TOTALS	2,836		2,438	309,953

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,438	118.9524	141.26	344,392	2002	2002	0	0	10.00
1 SNGL FAM - 100% - 2022					Heated Area: 2059		HX Base Yr 2022			
The site map illustrates a property layout with several distinct areas and boundary segments. The areas are labeled as follows: BAS 2002: A large rectangular area on the left side of the map. FOP 2002: A small rectangular area at the bottom left, adjacent to the BAS area. FGR 2002: A rectangular area at the bottom right, adjacent to the FOP area. FSP 2002: A complex, stepped area in the upper middle section of the map. Boundary segments are labeled with numerical values representing distances or areas. Key dimensions include: - Left boundary of BAS: 51 - Top boundary of BAS: 11 - Right boundary of BAS: 13 - Bottom boundary of BAS: 9 - Right boundary of FOP: 6 - Right boundary of FGR: 13 - Top boundary of FGR: 22 - Right boundary of FGR: 22 - Bottom boundary of FGR: 22 - Left boundary of FGR: 9 - Top boundary of FGR: 16 - Right boundary of FGR: 22 - Top boundary of FGR: 22 - Right boundary of FGR: 44 - Top boundary of FGR: 18 - Right boundary of FGR: 18 - Top boundary of FGR: 18 - Right boundary of F										

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				309,953		
TOTAL MARKET OB/XF VALUE				25,065		
TOTAL LAND VALUE - MARKET				127,500		
TOTAL MARKET VALUE				462,518		
SOH/AGL Deduction				95,388		
ASSESSED VALUE				367,130		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				317,130		
TOTAL JUST VALUE				462,518		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				356,437		

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3
2	0811	CONCRETE B	0 100	0	0	716.00	SF	5.20	5.20	100	2005	2005	3
3	0861	POOL GUNIT	0 100	0	0	282.00	SF	85.00	85.00	100	2005	2005	3
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3
5	0845	KOOL DECK	0 100	0	0	693.00	SF	7.25	7.25	100	2005	2005	3
6	1242	WD DECK A	0 100	0	0	239.00	SF	10.00	10.00	100	2005	2005	3
7	0462	ST/AL FNC	0 100	162	0	648.00	SF	10.00	10.00	100	2005	2005	3
8	0475	VF 4 SBPL	0 100	10	0	10.00	LF	14.00	14.00	100	2005	2005	3

LAND DESCRIPTION										TOTAL OB/XF										25,065									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500												