



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 50		
Interior Floo	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		05
NEIGHBORHOOD/LOC	5009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	986	92,260
FGR	399	55	219	20,492
FOP	44	30	13	1,216
FUS	1,305	100	1,305	122,109
PTO	35	5	2	187
STR	80	10	8	749
TOTALS	2,849		2,533	237,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,533	103.6800	93.57	237,013	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2291 HX Base Yr 2022											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										237,013		
TOTAL MARKET OB/XF VALUE										3,562		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										295,575		
SOH/AGL Deduction										34,286		
ASSESSED VALUE										261,289		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										211,289		
TOTAL JUST VALUE										295,575		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										253,679		