



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 90		
Exterior Wall	05	AVERAGE 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 90		
Interior Wall	04	PLYWOOD 10		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	202,344
FOP	496	30	149	14,735
TOTALS	2,542		2,195	217,080

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,195	110.8233	131.60	288,862	1986	1986	0	0	24.85	75.15
1 SNGL FAM - 100% - 0				Heated Area: 2046				HX Base Yr			
BAS 1993 FOP 1993											

BLD DATE		LGL DATE	
YE DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		VALUATION SUMMARY	
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				217,080				
TOTAL MARKET OB/XF VALUE				9,895				
TOTAL LAND VALUE - MARKET				86,500				
TOTAL MARKET VALUE				313,475				
SOH/AGL Deduction				181,112				
ASSESSED VALUE				132,363				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				82,363				
TOTAL JUST VALUE				313,475				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				222,908				
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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	% COND
2	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20	100	1995	1995	3	72
4	0510	GARAGE WD-	0 100	30	24	720.00	SF	29.75	29.75	100	2002	2002	3	32
5	0820	WOOD WALK	0 100	12	12	144.00	SF	11.75	11.75	100	2013	2013	3	47

LAND DESCRIPTION										TOTAL OB/XF														9,895									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	86,500																