



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2,115	268,723
FGR	576	55	317	40,277
FOP	57	30	17	2,160
FSP	308	40	123	15,628
TOTALS	3,056		2,572	326,788

EXTRA FEATURES		
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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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	2014	2014	3	95	2,934	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	

LAND DESCRIPTION			TOTAL OB/XF 6,329													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

REVIEW DATE	08/15/2019	BY	KWA	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,572	111.4560	132.35	340,404	2014	2014	0	0	4.00	96.00
1 SNGL FAM - 100% - 2016 Heated Area: 2115 HX Base Yr 2016											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										326,788	
TOTAL MARKET OB/XF VALUE										6,329	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										398,117	
SOH/AGL Deduction										142,782	
ASSESSED VALUE										255,335	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										205,335	
TOTAL JUST VALUE										398,117	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										316,683	

TOTAL OB/XF												6,329	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	L	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA	
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00		

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS=[YR=2014] W14 FSP=[YR=2019] N14 W22 S14 E22 \$ W36 S47 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S13 E20 N33 W13 S12 W7 S8 \$ N8 E7 N12 E13 N30 \$.