



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 Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	177,793
FGR	460	55	253	25,851
FOP	42	30	13	1,328
FOP	108	30	32	3,270
FUS	467	100	467	47,718
STR	37	10	4	409
TOTALS	2,854		2,509	256,369

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,509	116.1216	104.80	262,943	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2207 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										256,369		
TOTAL MARKET OB/XF VALUE										8,454		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										339,823		
SOH/AGL Deduction										29,378		
ASSESSED VALUE										310,445		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										260,445		
TOTAL JUST VALUE										339,823		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										301,403		