



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,528	100
BAS	484	100
TOTALS	2,012	2,012

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,012	106.7220	126.73	254,981	1981	1984	0	0	29.00	71.00	
1 SNGL FAM - 100% - 0 Heated Area: 2012 HX Base Yr												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,528	100	1,528	137,487								
BAS	484	100	484	43,549								
TOTALS	2,012		2,012	181,037								

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981
2	0940	SHEDS/PORT	0 100	17	10	170.00	SF	20.10	20.10	100	1982	1982
3	0812	CONCRETE C	0 100	0	0	3,174.00	SF	4.00	4.00	100	1983	1983
4	1242	WD DECK A	0 100	0	0	172.00	SF	10.00	10.00	100	1983	1983
5	0825	BRICK	0 100	0	0	556.00	SF	9.38	9.38	100	1983	1983
6	0510	GARAGE WD-	0 100	29	32	928.00	SF	26.25	26.25	100	2006	2006
7	0680	POLE SHED	0 100	27	11	297.00	SF	10.00	10.00	100	2008	2008
8	0681	POLE SHED	0 100	14	32	448.00	SF	15.00	15.00	100	2011	2011
9	0351	CARPORT MT	0 100	18	35	630.00	SF	5.90	5.90	100	2008	2008
TOTALS												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.50	AC		1.00
2	005401	A	TIMB2-1 SI	0			0.00	0.00	9.11	AC		1.00
3	005901	A	HARDWOOD SI	0			0.00	0.00	3.00	AC		1.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	12.11	AC		1.00
TOTALS												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				181,037			
TOTAL MARKET OB/XF VALUE				31,999			
TOTAL LAND VALUE - MARKET				234,150			
TOTAL MARKET VALUE				273,408			
SOH/AGL Deduction				119,814			
ASSESSED VALUE				153,594			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				103,594			
TOTAL JUST VALUE				447,186			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				204,236			
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