



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 12 CEDAR 100										0100 01 1,500 115.2600 104.02 156,030 1986 1986 0 0 0 18.00 82.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1500 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										50 30 30 50 BAS 1993										BUILDING MARKET VALUE 127,945									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 3,404									
Interior Floo 14 CARPET 100																				TOTAL LAND VALUE - MARKET 76,320									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 207,669									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 19,108									
Bedrooms 2 100																				ASSESSED VALUE 188,561									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE 0									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 188,561									
Stories 1. 1. 100																				TOTAL JUST VALUE 207,669									
Units 0 100																				NCON VALUE 0									
BUD8 Adjustme 04 DIST 01 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 184,832																			
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4053.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,500 100 1,500 127,945																													
TOTALS 1,500 1,500 127,945																													
EXTRA FEATURES										BLD DATE LGL DATE																			
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										XF DATE LAND DATE																			
1 0570 JUNK HOUSE 0 0 0 0 1.00 UT 500.00 500.00 100 1940 1940 3 100 500										INC DATE AG DATE																			
2 0681 POLE SHED 0 0 20 30 600.00 SF 9.90 9.90 100 1988 1988 3 20 1,188																													
3 0681 POLE SHED 0 0 10 20 200.00 SF 9.90 9.90 100 1988 1988 3 20 396																													
5 0754 FOP 0 0 25 10 250.00 SF 15.00 15.00 100 1999 1999 3 20 750																													
6 0810 CONCRETE A 0 0 0 0 107.00 SF 6.50 6.50 100 2001 2001 3 82 570																													
LAND DESCRIPTION										TOTAL OB/XF 3,404																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																													
1 000115 C SFR ACRES 0 OR 0.00 0.00 4.24 AC 1.00 1.00 1.00 18,000.00 18,000.00 76,320																													
REVIEW DATE 04/23/2020 BY KBA										Total Acres: 4.24 Total Land Value: 76,320 Market: 0 Agricultural: 0 Common: 76,320 PRINTED 08/02/2023 BY SYS																			