



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	PAGE 1 of 1																										
Exterior Wall	15	CONC BLOCK 100	0100	01	2,083	97.0200	87.56	182,387	1974	1976	0	0	0	23.00	77.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1993													Heated Area: 1757													HX Base Yr 1993												
Roof Cover	03	COMP SHNGL 100														VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 90														Tax Group: 4													Tax Dist:												
Interior Wall	04	PLYWOOD 10														BUILDING MARKET VALUE													140,438												
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE													4,231												
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET													187,500												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													332,169												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													216,470												
Bedrooms	3	100														ASSESSED VALUE													115,699												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													HX HB SL 115,699												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													0												
Stories	1.	1. 100	TOTAL JUST VALUE													332,169																									
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													306,295																									
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	1,512	100	1,512	101,941																																					
BAS	66	100	66	4,450																																					
FOP	24	30	7	472																																					
FOP	64	30	19	1,281																																					
PTO	90	5	4	270																																					
PTO	168	5	8	539																																					
SFB	96	80	77	5,191																																					
SFB	128	80	102	6,877																																					
UCP	160	20	32	2,158																																					
UCP	400	20	80	5,394																																					
TOTALS	3,028		2,083	140,438																																					
EXTRA FEATURES					** This building has 11 Sub-Areas																																				
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																								
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																									
4	0810	CONCRETE A	0	100	0	0	401.00	SF	6.50	6.50	100	1994	1994	3	70	1,825																									
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2004	2004	3	24	691																									
LAND DESCRIPTION																		TOTAL OB/XF 4,231																							
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000130	C	SFR WATER	100	0006	RM	150.00	525.00	150.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	187,500																								
REVIEW DATE 06/08/2017 BY SBX Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS																																									