

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2,407	248,049
FGR	420	55	231	23,805
FOP	103	30	31	3,194
FOP	167	30	50	5,153
TOTALS	3,097		2,719	280,202

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0855	CONC PAVER	0	0	0	96.00	SF	10.00	10.00	100	2006
3	0811	CONCRETE B	0	0	0	660.00	SF	5.20	5.20	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,719	123.6480	111.59	303,413	2006	2006	0	0	7.65	92.35
1 SINGLE FAM - 0% - 0 Heated Area: 2407 HX Base Yr											
BLD DATE	03/14/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

TOTAL OB/XF											
7,050											

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7,050											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				280,202			
TOTAL MARKET OB/XF VALUE				7,050			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				342,252			
SOH/AGL Deduction				36,692			
ASSESSED VALUE				305,560			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				305,560			
TOTAL JUST VALUE				342,252			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				277,782			