



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 70
Interior Floor	14	CARPET 30
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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,800	100
FOP	16	30
PTO	230	5
TOTALS	2,046	1,817

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,817	122.3000	110.38	200,560	1962	1975	0	0	32.05	67.95
1 SINGLE FAM - 100% - 2008 Heated Area: 1800 HX Base Yr 2008											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,800	100	1,800	135,006							
FOP	16	30	5	375							
PTO	230	5	12	900							
TOTALS	2,046		1,817	136,281							

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				136,281			
TOTAL MARKET OB/XF VALUE				10,523			
TOTAL LAND VALUE - MARKET				95,200			
TOTAL MARKET VALUE				242,004			
SOH/AGL Deduction				123,253			
ASSESSED VALUE				118,751			
TOTAL EXEMPTION VALUE				HX HB VX 55,000			
BASE TAXABLE VALUE				63,751			
TOTAL JUST VALUE				242,004			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				197,629			

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	15.00	100	1985
4	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2011
TOTAL OB/XF 10,523											

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	100		RS-2	200.00	250.00	1.19	AC	1.00
REVIEW DATE 05/27/2020 BY NWX											