



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 50		
Exterior Wall	18	CEMENT BRK 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 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	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	250,670
FEP	228	80	182	23,687
FGR	462	55	254	33,058
FOP	76	30	23	2,994
PTO	208	5	10	1,302
TOTALS	2,900		2,395	311,711

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	131.1828	163.98	392,732	1986	1990	0	0	0	20.63	79.37
1 SNGL FAM - 100% - 2005 Heated Area: 1926 HX Base Yr 2005												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	03/13/2024					
INC DATE						AG DATE	MLU					

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				311,711		
TOTAL MARKET OB/XF VALUE				5,363		
TOTAL LAND VALUE - MARKET				250,000		
TOTAL MARKET VALUE				567,074		
SOH/AGL Deduction				294,808		
ASSESSED VALUE				272,266		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				222,266		
TOTAL JUST VALUE				567,074		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				484,072		

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	100	1986	1986
2	0812	CONCRETE C	0	100	0	0		1,450.00	SF 4.00	100	1986	1986
3	0812	CONCRETE C	0	100	66	3		198.00	SF 4.00	100	1986	1986
TOTAL OB/XF 5,363												

LAND DESCRIPTION										TOTAL OB/XF										5,363									
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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												
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