



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 90		
Exterior Wall	10	ABOVE AVG 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2122.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,778	100	2,778	425,976
FGR	522	55	287	44,008
FOP	55	30	16	2,453
FSP	266	40	106	16,254
FUS	972	100	972	149,046
PTO	370	5	18	2,760
TOTALS	4,963		4,177	640,497

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,177	105.3360	158.00	659,966	2017	2017	0	0	0	2.95 97.05
1 SFR CUST - 100% - 2018						Heated Area: 3750		HX Base Yr 2018			
The diagram shows a large irregular lot with several smaller areas labeled in blue. The main lot is labeled 'BAS 2017'. Inside it are 'FSP 2017' (top left), 'FGR 2017' (bottom right), and 'FOP 2017' (bottom left). To the right of the main lot is a separate area labeled 'FUS 2017'. Dimensions are given for all boundary segments in feet. The main lot dimensions include 26, 18, 32, 8, 12.8, 63, 9, 29, 10, 11, 55, 17, 26, 9, 18, 12.8, 14, 6, 14, 10, 9, 21, 16, 7, 5, 10, 11, 55, 17, 26, 9, 18, 32, 8, 12.8, 63, 9, 29, 10,											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	1,092.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	100	2017
TOTAL OB/XF 9,782											

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		PUD	0.00	0.00	1.00	LT	1.00
REVIEW DATE 03/14/2024 BY KBA											
Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000											

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VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE					640,497			
TOTAL MARKET OB/XF VALUE					9,782			
TOTAL LAND VALUE - MARKET					300,000			
TOTAL MARKET VALUE					950,279			
SOH/AGL Deduction					444,589			
ASSESSED VALUE					505,690			
TOTAL EXEMPTION VALUE			HX HB WX		55,000			
BASE TAXABLE VALUE					450,690			
TOTAL JUST VALUE					950,279			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					918,753			