



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	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	597	100	597	98,051
FGR	441	55	243	39,910
FOP	24	30	7	1,150
FOP	84	30	25	4,106
FUS	997	100	997	163,746
TOTALS	2,143		1,869	306,962

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,869	189.2576	179.79	336,028	2000	2005	0	0	0	8.65	91.35

1 TOWNHOUSE - 100% - 2023

Heated Area: 1594

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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				306,962			
TOTAL MARKET OB/XF VALUE				3,725			
TOTAL LAND VALUE - MARKET				202,500			
TOTAL MARKET VALUE				513,187			
SOH/AGL Deduction				139,441			
ASSESSED VALUE				373,746			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				323,746			
TOTAL JUST VALUE				513,187			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				492,414			