



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	20	FACE BRICK 20		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 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		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1024.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	182,550
FGR	407	55	224	27,931
FOP	20	30	6	748
TOTALS	1,891		1,694	211,229

MARKET ADJUSTMENTS																																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																								
0900	01	1,694	116.1300	145.16	245,901	1993	1997	0	0	0 14.10	85.90																								
1 SNGL FAM - 0% - 0						Heated Area: 1464		HX Base Yr																											
<table><tr><td>BLD DATE</td><td colspan="5"></td><td>LGL DATE</td><td colspan="5"></td></tr><tr><td>XF DATE</td><td colspan="5"></td><td>LAND DATE</td><td colspan="5"></td></tr></table>												BLD DATE						LGL DATE						XF DATE						LAND DATE					
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XF DATE						LAND DATE																													

NASSAU COUNTY PROPERTY					PAGE 1 of 1	2
VALUATION SUMMARY						
VALUATION BY					STANDARD	
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE					211,229	
TOTAL MARKET OB/XF VALUE					4,233	
TOTAL LAND VALUE - MARKET					300,000	
TOTAL MARKET VALUE					515,462	
SOH/AGL Deduction					110,305	
ASSESSED VALUE					405,157	
TOTAL EXEMPTION VALUE					0	
BASE TAXABLE VALUE					405,157	
TOTAL JUST VALUE					515,462	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					506,294	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	326
2	0811	CONCRETE B	0	0	48	16	768.00	SF	5.20	5.20	2,636
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	576
4	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	644
5	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	51

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	000100	C	SFR	0	0006	R-2	60.00	100.00	1.00	LT	1.00
TOTAL OB/XF 4,233											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	000100	C	SFR	0	0006	R-2	60.00	100.00	1.00	LT	1.00
REVIEW DATE 11/19/2019 BY DJA											