



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	31		HARDIE BRD	100	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	60	
Interior Floor	14		CARPET	40	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02		WOOD FRAME	100	
Stories	2.		2. 100		
Units			0 100		
Quality			04	Quality Level	04
DOR CODE			0100	SINGLE FAMILY	
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC			1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	4,883
BAS	1,474	100	1,474	287,916
DCK	72	10	7	1,367
FGR	378	55	208	40,629
FOP	42	30	13	2,539
FOP	102	30	31	6,055
FOP	308	30	92	17,970
FUS	280	100	280	54,692
STP	5	10	0	0
STR	16	10	2	391
TOTALS	2,881		2,136	417,225

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY													PAGE 1 of 1					2	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD							
0900	11	2,136	156.2669	195.33	417,225	2022	2022	0	0	0	0.00	100.00	VALUATION BY												Tax Group: 2							
1 SNGL FAM - 100% - 2023													Heated Area: 1754													Tax Dist:					417,225	
													HX Base Yr 2023																		6,888	
																															200,000	
																															624,113	
																															180,741	
																															443,372	
																															50,000	
																										HX HB					393,372	
																															624,113	
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