



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	04	SINGLE SID 60		
Exterior Wall	05	AVERAGE 40		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	02	MIN PLYWD 90		
Interior Floor	14	CARPET 10		
Air Condition	02	WINDOW 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality		02	Quality Level 02	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	578	100	578	32,350
BAS	378	100	378	21,156
FSP	120	40	48	2,687
TOTALS	1,076		1,004	56,193

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,004	87.4152	83.04	83,372	1900	1960	0	0	0	32.60
1 SINGLE FAM - 100% - 1998						Heated Area: 956		HX Base Yr 1998			

14

10

27

14

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12

34

10

17

22

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8

15

BAS
2007

BAS
1993

FSP
2007

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				56,193		
TOTAL MARKET OB/XF VALUE				3,476		
TOTAL LAND VALUE - MARKET				140,250		
TOTAL MARKET VALUE				199,919		
SOH/AGL Deduction				141,349		
ASSESSED VALUE				58,570		
TOTAL EXEMPTION VALUE		HX HB DX SX		58,570		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				199,919		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				184,725		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	45 15	675.00	SF	6.50	6.50	878
2	0810	CONCRETE A	0 100	70 4	280.00	SF	6.50	6.50	364
3	0940	SHEDS/PORT	0 100	12 16	192.00	SF	30.00	30.00	1,152
4	0510	GARAGE WD-	0 100	20 12	240.00	SF	19.60	19.60	1,082
TOTAL OB/XF 3,476									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	75.00	100.00	75.00
TOTAL OB/XF 3,476									
UNIT TYPE D T									
DPTH FACT									
% COND									
TOT ADJ									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									