



| BUILDING CHARACTERISTICS |                  |                |                  |                      |
|--------------------------|------------------|----------------|------------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |                      |
| Exterior Wall            | 15               | CONC BLOCK 100 |                  |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |                  |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |                      |
| Interior Wall            | 04               | PLYWOOD 50     |                  |                      |
| Interior Wall            | 05               | DRYWALL 50     |                  |                      |
| Interior Floor           | 05               | ASPH TILE 100  |                  |                      |
| 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          |                  |                      |
| BUD8 Adjustment          | 06               | DIST 1D 100    |                  |                      |
| Occupancy                | 00               | NONE 100       |                  |                      |
|                          |                  |                |                  |                      |
| Quality                  |                  | 03             | Quality Level 03 |                      |
| DOR CODE                 |                  | 6000           | PASTURELAND 1    |                      |
| MAP NUM                  |                  |                | MKT AREA         | 08                   |
| NEIGHBORHOOD/LOC         |                  | 8005.00        |                  |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| BAS                      | 1,866            | 100            | 1,866            | 117,869              |
| BAS                      | 240              | 100            | 240              | 15,160               |
| FOP                      | 220              | 30             | 66               | 4,169                |
|                          |                  |                |                  |                      |
| TOTALS                   | 2,326            |                | 2,172            | 137,199              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 2,172     | 90.1600     | 85.65          | 186,032        | 1948 | 1972 | 0    | 0    | 0 | 26.25 | 73.75  |

1 SINGLE FAM - 50% - 1994

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floop

08

SHT VINYL 100

Air Condition

02

WINDOW 100

Heating Type

01

NONE 100

Bedrooms

0

100

Bathrooms

1

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

6000

PASTURELAND 1

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

384

100

384

15,738

TOTALS

384

384

15,738

EXTRA FEATURES

L

N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

L

N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

02/15/2024

BY

KBA

Total Acres: 151.00

Total Land Value: 78,405

Market: 330,000

Agricultural: 48,405

Common: 30,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

01

384

101.2000

50.60

19,430

1985

1985

0

0

0

19.00

81.00

2 ACCESSORY U - 50% - 1994

Heated Area: 384

HX Base Yr 1994

24

16

16

24

BAS

2007

NASSAU COUNTY PROPERTY

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6

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

152,937

TOTAL MARKET OB/XF VALUE

20,761

TOTAL LAND VALUE - MARKET

360,000

TOTAL MARKET VALUE

252,103

SOH/AGL Deduction

26,557

ASSESSED VALUE

225,546

TOTAL EXEMPTION VALUE

HA HAB WX

55,000

BASE TAXABLE VALUE

170,546

TOTAL JUST VALUE

533,698

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

516,730

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S16 E24 N16\$.