



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,806	100
FOP	144	30
FST	180	55
FUS	1,022	100
PTO	730	5
UOP	590	20
TOTALS	5,472	4,124

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,124	100.6720	125.84	518,964	2006	2006	0	0
1 SNGL FAM - 100% - 2010									
Heated Area: 3828									
HX Base Yr 2010									
BLD DATE	05/09/2007	JM	LGL DATE						
XF DATE	05/09/2006	JL	LAND DATE						
INC DATE			AG DATE						
06/23/2023 DC									

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		462,656		
TOTAL MARKET OB/XF VALUE		17,267		
TOTAL LAND VALUE - MARKET		240,210		
TOTAL MARKET VALUE		519,895		
SOH/AGL Deduction		151,231		
ASSESSED VALUE		368,664		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		318,664		
TOTAL JUST VALUE		720,133		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		701,651		

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20
3	0680	POLE SHED	0 100	60	30	1,800.00	SF	10.00	10.00	100	2004	2004	3	36
4	0350	CARPORT WD	0 100	36	22	792.00	SF	13.00	13.00	100	2005	2005	3	24
5	0350	CARPORT WD	0 100	22	22	484.00	SF	13.00	13.00	100	2000	2000	3	20
6	0350	CARPORT WD	0 100	40	22	880.00	SF	13.00	13.00	100	2005	2005	3	24
7	0350	CARPORT WD	0 100	18	18	324.00	SF	9.75	9.75	100	2000	2000	3	20
8	0810	CONCRETE A	0 100	0	0	254.00	SF	6.50	6.50	100	2000	2000	3	79
TOTAL OB/XF 17,267														

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	26.95
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	26.95
TOTAL OB/XF 17,267									
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TOTAL OB/XF 17,267									