



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC		5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	188,347
FGR	420	55	231	23,442
FOP	10	30	3	304
PT0	70	5	4	406

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,094	106.8200	101.48	212,499	2023	2023	0	0	0	0.00100.00
1 SINGLE FAM - 100% - 2024					Heated Area: 1856			HX Base Yr 2024			

Diagram showing lot dimensions and area calculations:

- Lot Dimensions: 15 (width), 39 (height), 10 (width of top extension), 7 (height of top extension).
- Area Calculations: 106.8200 (TOT ADJ PTS), 101.48 (EFF. BASE RATE), 212,499 (REPL. COST NEW), 2023 (AYB), 2023 (EYB), 0 (ECON), 0 (FNCT), 0 (NORM), 0.00100.00 (% COND).
- Area Labels: BAS 2023, PTO 2023, FGR 2023, FOP 2023.

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										212,499			
TOTAL MARKET OB/XF VALUE										4,427			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										271,926			
SOH/AGL Deduction										0			
ASSESSED VALUE										271,926			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										221,926			
TOTAL JUST VALUE										271,926			
NCON VALUE										216,926			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										55,000			
PRMT:1:1: HTD 1862/ FGR 416/ FOP 88													