



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 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	1,705	100	1,705	174,686
FGR	400	55	220	22,540
FOP	20	30	6	615
PTO	70	5	4	410
TOTALS	2,195		1,935	198,251

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	748.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,935	108.3880	102.97	199,247	2021	2021	0	0	0	99.50

1 SINGLE FAM - 0% - 0

Heated Area: 1705

HX Base Yr

BLD DATE

LGL DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	748.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	748.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					198,251				
TOTAL MARKET OB/XF VALUE					3,851				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					257,102				
SOH/AGL Deduction					0				
ASSESSED VALUE					257,102				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					257,102				
TOTAL JUST VALUE					257,102				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					248,172				

BUILDING DIMENSIONS										
BAS=[YR=2021]	W29	PT0=[YR=2021]	N7	W10	S7	E10\$	W10	S55	E14	N4
FOP=[YR=2021]	E5	FGR=[YR=2021]	S4	E20	N20	W20	S16\$	N4	W5	S4\$
N4	E5	N12	E20	N35\$.						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W29 PTO=[YR=2021] N7 W10 S7 E10\$ W10 S55 E14 N4 FOP=[YR=2021] E5 FGR=[YR=2021] S4 E20 N20 W20 S16\$ N4 W5 S4\$ N4 E5 N12 E20 N35\$.									