



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 60		
Interior Wall	06	CUST PANEL 40		
Interior Floo	14	CARPET 80		
Interior Floo	13	LVT/LAMNT 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	2300	FINANCIAL BLDG		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	118,522
CAN	120	30	36	2,694
TOTALS	1,704		1,620	121,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2302	01	1,620	119.1360	230.23	372,973	1950	1980	0	0	0 67.50	32.50
1 BRNCH BANK - 0% - 0						Heated Area: 1584			HX Base Yr		
36 44 36 34 10 12 10 12 BAS 1993 CAN 1994											
BLD DATE				12/03/2021		KK	LGL DATE		12/03/2021		
XF DATE				12/03/2021		KK	LAND DATE		12/03/2021		
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY				PAGE 1 of 1		1
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE				121,216		
TOTAL MARKET OB/XF VALUE				11,295		
TOTAL LAND VALUE - MARKET				316,244		
TOTAL MARKET VALUE				448,755		
SOH/AGL Deduction				0		
ASSESSED VALUE				448,755		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				448,755		
TOTAL JUST VALUE				448,755		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				459,697		

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	0810	CONCRETE A	0	0	0	37.00	SF	6.50	6.50	100	1980	1980	3	32.5
2	0474	VF 4 RAIL	0	0	0	67.00	LF	6.94	6.94	100	2014	2014	3	87
3	0803	ASPHALT C	0	0	0	2,258.00	SF	2.00	2.00	100	1990	1990	3	50
4	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	2020	2020	3	96
5	0351	CARPORT MT	0	0	18	234.00	SF	6.60	6.60	100	2020	2020	3	90
6	0810	CONCRETE A	0	0	0	500.00	SF	6.50	6.50	100	2020	2020	3	99
7	0810	CONCRETE A	0	0	18	306.00	SF	6.50	6.50	100	2020	2020	3	99
8	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	2020	2020	3	99
9	1129	STONE 8"	0	0	0	8.00	SF	15.75	15.75	100	2020	2020	3	100

LAND DESCRIPTION										TOTAL OB/XF										11,295									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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					
1	002300	C	FINANCIAL	0	0004	INTNS	0.00	0.00	57,499.00	SF		1.00	1.00	1.00	5.50	5.50	316,244												