



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	21	STONE 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 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		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2,010	265,319
FGR	462	55	254	33,528
FOP	156	30	47	6,204
FOP	276	30	83	10,956
TOTALS	2,904		2,394	316,007

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,394	106.7220	133.40	319,360	2020	2020	0	0	1.05	98.95

1 SNGL FAM - 100% - 2024

Heated Area: 2010

HX Base Yr 2024

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE			316,007				
TOTAL MARKET OB/XF VALUE			15,564				
TOTAL LAND VALUE - MARKET			55,000				
TOTAL MARKET VALUE			386,571				
SOH/AGL Deduction			78,037				
ASSESSED VALUE			308,534				
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE			258,534				
TOTAL JUST VALUE			386,571				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			367,437				