



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 30		
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		04
NEIGHBORHOOD/LOC	4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	262,757
FGR	498	55	274	34,431
FOP	32	30	10	1,257
FOP	144	30	43	5,404
TOTALS	2,765		2,418	303,849

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,418	108.6820	135.85	328,485	2008	2008	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2023 Heated Area: 2091 HX Base Yr 2023												
BLD DATE	03/23/2009	RK	LGL DATE	04/08/2024	MLU							
XF DATE	03/23/2009	RK	LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										303,849	
TOTAL MARKET OB/XF VALUE										5,368	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										384,217	
SOH/AGL Deduction										12,670	
ASSESSED VALUE										371,547	
TOTAL EXEMPTION VALUE					HX HB					50,000	
BASE TAXABLE VALUE										321,547	
TOTAL JUST VALUE										384,217	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										360,725	