



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floop	13	LVT/LAMMT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2,078	300,527
FOP	114	30	34	4,917
PT0	200	5	10	1,447
TOTALS	2,392		2,122	306,891

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	116.2770	145.35	308,433	2021	2021	0	0	0	0.50	99.50
1 SNGL FAM - 0% - 2024												
Heated Area: 2078												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

NASSAU COUNTY PROPERTY						PAGE 1 of 1	4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				306,891			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				45,360			
TOTAL MARKET VALUE				352,251			
SOH/AGL Deduction				0			
ASSESSED VALUE				352,251			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				352,251			
TOTAL JUST VALUE				352,251			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				324,403			