



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4145.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	139,583
FGR	646	55	355	35,044
FOP	134	30	40	3,948
FSP	280	40	112	11,056
FUS	1,857	100	1,857	183,315
STR	70	10	7	691
TOTALS	4,401		3,785	373,638

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,785	106.0290	100.73	381,263	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2024 Heated Area: 3271 HX Base Yr 2024											
BLD DATE	03/30/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE					373,638						
TOTAL MARKET OB/XF VALUE					48,126						
TOTAL LAND VALUE - MARKET					75,000						
TOTAL MARKET VALUE					496,764						
SOH/AGL Deduction					0						
ASSESSED VALUE					496,764						
TOTAL EXEMPTION VALUE					HX HB		50,000				
BASE TAXABLE VALUE					446,764						
TOTAL JUST VALUE					496,764						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					481,006						