



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 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	142,064
FGR	646	55	355	35,667
FOP	134	30	40	4,019
FSP	400	40	160	16,075
FUS	1,845	100	1,845	185,366
STR	70	10	7	704
TOTALS	4,509		3,821	383,894

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,821	107.9190	102.52	391,729	2018	2018	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 3259 HX Base Yr 2021												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					383,894				
TOTAL MARKET OB/XF VALUE					31,156				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					490,050				
SOH/AGL Deduction					113,734				
ASSESSED VALUE					376,316				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					326,316				
TOTAL JUST VALUE					490,050				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					473,567				