



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100	2,542	166,117
FOP	50	30	15	980
PTO	266	5	13	850
UDU	30	55	16	1,046
UDU	225	55	124	8,103
TOTALS	3,113		2,710	177,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,530.00	SF	4.00	4.00	100	1962
2	0511	GARAGE CB-	0	0	32	800.00	SF	40.00	40.00	100	1979
3	0940	SHEDS/PORT	0	0	0	440.00	SF	30.00	30.00	100	1975
4	0350	CARPORT WD	0	0	35	700.00	SF	13.00	13.00	100	1962

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,710	101.7600	96.67	261,976	1962	1975	0	0	32.40	67.60
1 SINGLE FAM - 0% - 2022 Heated Area: 2542 HX Base Yr											

TOTAL OB/XF											
15,284											

NASSAU COUNTY PROPERTY					PAGE 1 of 1	6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				177,096		
TOTAL MARKET OB/XF VALUE				15,284		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				227,380		
SOH/AGL Deduction				4,261		
ASSESSED VALUE				223,119		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				223,119		
TOTAL JUST VALUE				227,380		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				220,700		