



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100	2,353	208,162
FGR	460	55	253	22,382
FOP	24	30	7	619
FSP	216	40	86	7,608
UST	180	45	81	7,166

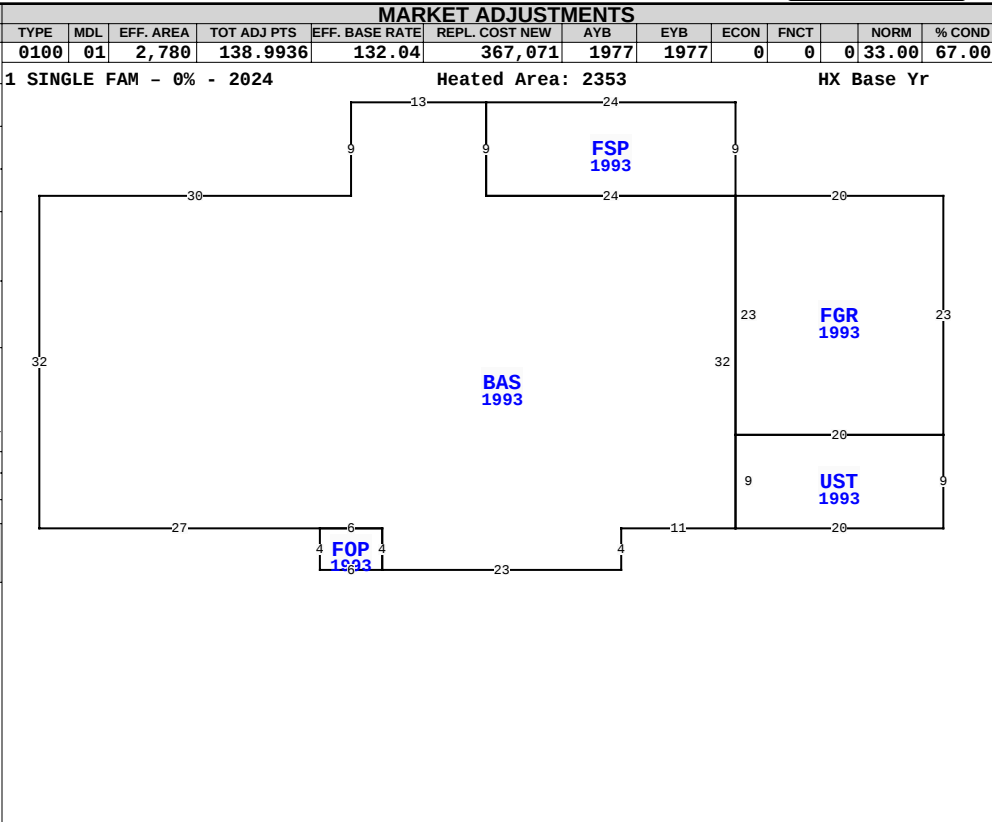
TOTALS	3,233		2,780	245,938
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0		599.00	SF 6.50	6.50	100	1985	1985	3	47	1,830
2	0811	CONCRETE B	0	0	0	0		2,246.00	SF 5.20	5.20	100	1990	1990	3	59.5	6,949
3	0351	CARPORT MT	0	0	30	22		660.00	SF 10.00	10.00	100	2005	2005	3	24	1,584
4	0351	CARPORT MT	0	0	24	14		336.00	SF 10.00	10.00	100	2017	2017	3	78	2,621

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	RSF-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																12,984
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						245,938						
TOTAL MARKET OB/XF VALUE						12,984						
TOTAL LAND VALUE - MARKET						88,000						
TOTAL MARKET VALUE						346,922						
SOH/AGL Deduction						0						
ASSESSED VALUE						346,922						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						346,922						
TOTAL JUST VALUE						346,922						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						317,830						