



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1,869	202,377
FGR	420	55	231	25,013
FOP	72	30	22	2,382
FOP	96	30	29	3,140
TOTALS	2,457		2,151	232,913

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	0 100	11	4	44.00	SF	6.50	6.50	100	2019	2019	3	98	280	
2	0810	CONCRETE A	0 100	0	0	555.00	SF	6.50	6.50	100	2019	2019	3	98	3,535	

LAND DESCRIPTION			TOTAL OB/XF 3,815													
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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

1 SINGLE FAM - 100% - 2020

Heated Area: 1869

HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2024 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE			232,913			
TOTAL MARKET OB/XF VALUE			3,815			
TOTAL LAND VALUE - MARKET			75,000			
TOTAL MARKET VALUE			311,728			
SOH/AGL Deduction			102,859			
ASSESSED VALUE			208,869			
TOTAL EXEMPTION VALUE			HX HB VX		55,000	
BASE TAXABLE VALUE			153,869			
TOTAL JUST VALUE			311,728			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			276,835			