



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 50		
Exterior Wall	20	FACE BRICK 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
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		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM				04
NEIGHBORHOOD/LOC		4021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	227,383
FGR	360	55	198	24,971
FOP	25	30	8	1,009

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,009	113.6800	142.10	285,479	1994	2005	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2021											
Heated Area: 1803											
HX Base Yr 2021											
BLD DATE							LGL DATE				
XF DATE							LAND DATE	04/03/2024			
INC DATE							AG DATE	MLU			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				253,363		
TOTAL MARKET OB/XF VALUE				30,842		
TOTAL LAND VALUE - MARKET				95,000		
TOTAL MARKET VALUE				379,205		
SOH/AGL Deduction				126,190		
ASSESSED VALUE				253,015		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				203,015		
TOTAL JUST VALUE				379,205		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				354,383		

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76
2	0812	CONCRETE C	0 100	0	0	2,030.00	SF	4.00	4.00	100	1994	1994	3	68
3	0825	BRICK	0 100	0	0	530.00	SF	2.50	2.50	100	1997	1997	3	92
4	0810	CONCRETE A	0 100	0	0	32.00	SF	6.50	6.50	100	1999	1999	3	77
5	0911	SCRN RM A	0 100	45	30	1,350.00	SF	17.50	17.50	100	2000	2000	3	20
6	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	2000	2000	3	25
7	0845	KOOL DECK	0 100	0	0	991.00	SF	7.25	7.25	100	2000	2000	3	79
TOTAL OB/XF 30,842														

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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 95,000.00														
ADJ UNIT PRICE 95,000.00														
LAND VALUE 95,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														