



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	09	PINE WOOD 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC		8002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1,222	107,658
UOP	161	20	32	2,819
TOTALS	1,383		1,254	110,477

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,254

109.7460

104.26

130,742

1944

1990

0

0

0

15.50

84.50

1 SINGLE FAM - 0% - 2023

Heated Area: 1222

HX Base Yr

26

47

47

24

23

23

7

7

2

2

BAS

1993

UOP

1994

BLD DATE

09/22/2020

KK

LGL DATE

07/12/2024

TD

XF DATE

09/22/2020

KK

LAND DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE						110,477
TOTAL MARKET OB/XF VALUE						1,056
TOTAL LAND VALUE - MARKET						228,690
TOTAL MARKET VALUE						340,223
SOH/AGL Deduction						22,007
ASSESSED VALUE						318,216
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						318,216
TOTAL JUST VALUE						340,223
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						289,287
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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
1	1242	WD DECK A	0	0	20	8			10.00	100	2000	2000	3	20
2	0940	SHEDS/PORT	0	0	16	10			19.50	100	1994	1994	3	20
3	1242	WD DECK A	0	0	6	6			10.00	100	2007	2007	3	31

LAND DESCRIPTION										TOTAL OB/XF										1,056
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
1	001100	C	STORE 1FLR	0		CI			91,476.00	SF		1.00	1.00	1.00	2.50	2.50	228,690			