



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 70			
Exterior Wall	23	REINF CONC 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	15	HARDTILE 30			
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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2003	2,001	282,174
FGR	483	55	2003	266	37,510
FOP	119	30	2003	36	5,076
TOTALS	2,603			2,303	324,761

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,303	119.3640	157.56	362,861	2003	2003	0	0	0
1 SNGL FAM - 100% - 2021						Heated Area: 2001		HX Base Yr 2021		

BLD DATE		LGL DATE	05/08/2025	MLA
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				324,761			
TOTAL MARKET OB/XF VALUE				18,798			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				568,559			
SOH/AGL Deduction				215,338			
ASSESSED VALUE				353,221			
TOTAL EXEMPTION VALUE		HX HB		50,722			
BASE TAXABLE VALUE				302,499			
TOTAL JUST VALUE				568,559			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				553,642			