



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	12	CEDAR 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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		MKT AREA		01	
NEIGHBORHOOD/LOC	1029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1993	1,361	130,870
FGR	252	55	1993	139	13,366
FOP	9	30	1993	3	289
PTO	56	5	1993	3	289
TOTALS	1,678			1,506	144,812

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,506	114.6480	114.65	172,663	1990	1990	0	0	0 16.13	83.87

1 TOWNHOUSE - 100% - 2020

Heated Area: 1361

HX Base Yr 2020

The floor plan shows a townhouse layout with the following dimensions and area labels:

- PTO 1993**: A small rectangular area at the top with a width of 7 and a height of 8.
- BAS 1993**: A large rectangular area in the center with a width of 21 and a height of 37.
- FGR 1993**: A rectangular area at the bottom left with a width of 12 and a height of 21.
- FOP 1993**: A small rectangular area on the right side with a width of 4 and a height of 2.
- Other dimensions**: The plan includes various other dimensions such as 7, 8, 21, 37, 23, 4, 2, 14, 23, 4, 2, 9, 2, 13, 21, 24, 4, 11, 12, and 12.

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										144,812		
TOTAL MARKET OB/XF VALUE										5,566		
TOTAL LAND VALUE - MARKET										150,000		
TOTAL MARKET VALUE										300,378		
SOH/AGL Deduction										87,066		
ASSESSED VALUE										213,312		
TOTAL EXEMPTION VALUE					HX HB SX					100,722		
BASE TAXABLE VALUE										112,590		
TOTAL JUST VALUE										300,378		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										293,876		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	100	61	3	183.00	SF	6.50	6.50	100
4	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	100
5	0912	SCRN RM G	0	100	0	0	38.00	SF	20.00	20.00	100
6	0351	CARPORT MT	0	100	10	5	50.00	SF	6.60	6.60	100
TOTAL OB/XF 5,566											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00	UT	1.00
TOTAL OB/XF 5,566											
REVIEW DATE 05/12/2019 BY KBA											