



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 60			
Interior Wall	06	CUST PANEL 40			
Interior Floo	12	HARDWOOD 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1993	1,721	350,981
FOP	48	30	1993	14	2,855
FOP	72	30	1993	22	4,487
FUS	887	100	1993	887	180,895
UGR	425	45	1993	191	38,953
UST	77	45	1993	35	7,138
UUS	425	50	1993	212	43,235
TOTALS	3,655			3,082	628,543

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	% COND	
0500	01	3,082	129.0760	203.94	628,543	1900	2000	0	0	-30	11.50	
1 SFR CUST - 100% - 2022												
Heated Area: 2608												
HX Base Yr 2022												
Diagram showing room layouts and dimensions: - UGR 1993: 25 x 17 - UUS 1993: 25 x 17 - FOP 1993 (top left): 8 x 9 - UST 1993: 11 x 7 - BAS 1993: 18 x 15 - FUS 1993: 32 x 26 - FOP 1993 (bottom): 8 x 6												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE	05/22/2025		
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				628,543			
TOTAL MARKET OB/XF VALUE				12,124			
TOTAL LAND VALUE - MARKET				237,500			
TOTAL MARKET VALUE				878,167			
SOH/AGL Deduction				298,979			
ASSESSED VALUE				579,188			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				528,466			
TOTAL JUST VALUE				878,167			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				631,103			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0858	SCULP CONC	0 100	0	0	425.00	SF	13.00	13.00	100	1993
2	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1950
3	0858	SCULP CONC	0 100	0	0	408.00	SF	13.00	13.00	100	1993
4	0825	BRICK	0 100	11	12	132.00	SF	8.75	8.75	100	1993
5	0810	CONCRETE A	0 100	5	12	60.00	SF	6.50	6.50	100	1993
6	0940	SHEDS/PORT	0 100	11	8	88.00	SF	30.00	30.00	100	1993
TOTAL OB/XF 12,124											

LAND DESCRIPTION										TOTAL OB/XF										12,124									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500												