



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,853	100
FGR	440	55
FOP	28	30
FSP	140	40
TOTALS	2,461	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,159	126.1113	126.11	272,271	2003	2003	0	0	10.30	89.70
1 SINGLE FAM - 100% - 2021 Heated Area: 1853 HX Base Yr 2021											
BLD DATE	03/03/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		244,227		
TOTAL MARKET OB/XF VALUE		8,121		
TOTAL LAND VALUE - MARKET		65,000		
TOTAL MARKET VALUE		317,348		
SOH/AGL Deduction		92,761		
ASSESSED VALUE		224,587		
TOTAL EXEMPTION VALUE		HX HB	50,722	
BASE TAXABLE VALUE		173,865		
TOTAL JUST VALUE		317,348		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		306,994		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0 100	0	0	594.00	SF	5.20	5.20	100	2003
3	0855	CONC PAVER	0 100	0	0	78.00	SF	10.00	10.00	100	2003
4	1076	TRELLIS A	0 100	19	10	190.00	SF	7.50	7.50	100	2008
5	0855	CONC PAVER	0 100	19	10	190.00	SF	7.50	7.50	100	2008

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	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
8,121											
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	0003	PUD	0.00	0.00	1.00	LT	1.00