



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2005	1,408	167,110
FGR	400	55	2005	220	26,111
FOP	52	30	2005	16	1,899
FSP	114	40	2005	46	5,459
TOTALS	1,974			1,690	200,580

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	738.00	SF	6.50	6.50	
2	0855	CONC PAVER	0	100	0	0	105.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	

1 SINGLE FAM - 100% - 2006

Heated Area: 1408

HX Base Yr 2006

BLD DATE 03/03/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF											
7,503											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				200,580			
TOTAL MARKET OB/XF VALUE				7,503			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				273,083			
SOH/AGL Deduction				129,066			
ASSESSED VALUE				144,017			
TOTAL EXEMPTION VALUE				HX HB WX		55,722	
BASE TAXABLE VALUE				88,295			
TOTAL JUST VALUE				273,083			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				264,281			