



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2.5 100			
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		10	
NEIGHBORHOOD/LOC		10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,567	100	1993	2,567	905,053
FGR	692	55	1993	381	134,330
FOP	24	30	1993	7	2,468
UOP	84	20	1993	17	5,994
TOTALS	3,367			2,972	1,047,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,972	231.2400	365.36	1,085,850	1989	2017	0	0	0	96.50
1 SFR CUST - 0% - 2024											
Heated Area: 2567											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2025 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 5					Tax Dist:							
BUILDING MARKET VALUE					1,047,845							
TOTAL MARKET OB/XF VALUE					9,682							
TOTAL LAND VALUE - MARKET					700,000							
TOTAL MARKET VALUE					1,757,527							
SOH/AGL Deduction					0							
ASSESSED VALUE					1,757,527							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					1,757,527							
TOTAL JUST VALUE					1,757,527							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					1,660,025							