



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 60
Interior Wall	06	CUST PANEL 40
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		5000IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC		9001.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	10,028	111.3400	175.92	1,764,126	1986	1993	0	0	15.50	84.50
1 SFR CUST - 100% - 0 Heated Area: 8245 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,597,807	
TOTAL MARKET OB/XF VALUE		241,270	
TOTAL LAND VALUE - MARKET		383,285	
TOTAL MARKET VALUE		1,890,579	
SOH/AGL Deduction		968,240	
ASSESSED VALUE		922,339	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		871,617	
TOTAL JUST VALUE		2,222,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,136,013	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,034	100	1993	3,034	451,011
BAS	790	100	2003	790	117,436
BAS	3,023	100	2003	3,023	449,376
BAS	115	100	2009	115	17,095
BAS	432	100	2009	432	64,217
BAS	851	100	2009	851	126,503
FEP	532	80	2009	426	63,326
FGR	924	55	1993	508	75,515
FGR	1,092	55	2009	601	89,340
FOP	49	30	1993	15	2,230
TOTALS	11,358			10,028	1,490,686

** This building has 12 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	11/04/2024
			MLU KBA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0861	POOL GUNIT	0	100	0	0	612.00	SF	85.00	85.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	60.00	60.00	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	60.00	60.00	
5	1129	STONE 8"	0	100	0	0	464.00	SF	15.75	15.75	
6	0855	CONC PAVER	0	100	0	0	2,245.00	SF	7.00	7.00	
7	0830	FLAGSTONE	0	100	0	0	809.00	SF	12.00	12.00	
8	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
9	0525	GAZEBO	0	100	0	0	1.00	UT	7,500.00	7,500.00	
10	1242	WD DECK A	0	100	28	22	616.00	SF	10.00	10.00	

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC	
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.00	AC	
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.33	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.33	AC	
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