



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 60			
Exterior Wall	17	CB STUCCO 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1993	1,694	143,031
FOP	90	30	1993	27	2,280
UCP	266	20	1993	53	4,475
TOTALS	2,050			1,774	149,786

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,774	103.6000	103.60	183,786	1987	1987	0	0	0 18.50	81.50

1 SINGLE FAM - 100% - 2025

Heated Area: 1694

HX Base Yr 2025

14

19

19

14

UCP
1993

28

14

46

32

BAS
1993

18

5

5

18

FOP
1993

16

18

9

26

BLD DATE		LGL DATE	05/09/2025	MLA
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					149,786				
TOTAL MARKET OB/XF VALUE					45,043				
TOTAL LAND VALUE - MARKET					137,280				
TOTAL MARKET VALUE					332,109				
SOH/AGL Deduction					0				
ASSESSED VALUE					332,109				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					281,387				
TOTAL JUST VALUE					332,109				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					323,558				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100
2	0680	POLE SHED	0	100	24	14	336.00	SF	10.00	10.00	100
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	0812	CONCRETE C	0	100	0	0	3,523.00	SF	4.00	4.00	100
5	0511	GARAGE CB-	0	100	24	23	552.00	SF	40.00	40.00	100
6	0350	CARPORT WD	0	100	11	20	220.00	SF	13.00	13.00	100
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100
TOTAL OB/XF 45,043											

LAND DESCRIPTION										TOTAL OB/XF										45,043									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	6.40	AC		1.00	1.00	1.10	19,500.00	21,450.00	137,280												