



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4050.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	2006	2,199	212,409
FGR	426	55	2006	234	22,603
FOP	100	30	2006	30	2,898
TOTALS	2,725			2,463	237,910

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,463	105.7392	105.74	260,438	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 0% - 2014 Heated Area: 2199 HX Base Yr											
BLD DATE	03/20/2023					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				237,910		
TOTAL MARKET OB/XF VALUE				4,949		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				292,859		
SOH/AGL Deduction				0		
ASSESSED VALUE				292,859		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				292,859		
TOTAL JUST VALUE				292,859		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				282,369		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	841.00	SF	5.20	5.20	100	2006
2	1242	WD DECK A	0	0	22	220.00	SF	10.00	10.00	100	2006
3	1076	TRELLIS A	0	0	22	220.00	SF	7.50	7.50	100	2006

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	0		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
4,949											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	50,000.00	50,000.00	50,000								