



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	16	WD FR STUC 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame		02 WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	5009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2007	1,364	115,970
FGR	396	55	2007	218	18,535
FOP	132	30	2007	40	3,401
FUS	1,688	100	2007	1,688	143,517
PTO	54	5	2009	3	255
USP	209	30	2007	63	5,356
TOTALS	3,843			3,376	287,034

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,376	92.9200	92.92	313,698	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 0% - 2023 Heated Area: 3052 HX Base Yr											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										287,034		
TOTAL MARKET OB/XF VALUE										7,552		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										349,586		
SOH/AGL Deduction										0		
ASSESSED VALUE										349,586		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										349,586		
TOTAL JUST VALUE										349,586		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										336,907		