



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
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	967	100	2022	967	100,681
FGR	418	55	2022	230	23,947
FOP	44	30	2022	13	1,353
FUS	1,253	100	2022	1,253	130,458
PTO	35	5	2022	2	208
STR	80	10	2022	8	833
TOTALS	2,797			2,473	257,481

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,473	104.6400	104.64	258,775	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2220 HX Base Yr											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										257,481			
TOTAL MARKET OB/XF VALUE										3,377			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										315,858			
SOH/AGL Deduction										6,417			
ASSESSED VALUE										309,441			
TOTAL EXEMPTION VALUE					13					309,441			
BASE TAXABLE VALUE										0			
TOTAL JUST VALUE										315,858			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										304,252			