



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	1993	2,262	47,366
FGR	460	55	2008	253	5,298
FOP	88	30	1993	26	544
USP	351	30	2017	105	2,199
UST	55	45	1993	25	524
TOTALS	3,216			2,671	55,931

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	864.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0900	01	2,671	79.3152	104.70	279,654	1978	1980	0	0	60	32.00	20.00
1 SNGL FAM - 0% - 0												
Heated Area: 2262												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/09/2025 MLU												

TOTAL OB/XF												
3,961												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	0		OR	0.00	0.00	7.81	AC		1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				55,931			
TOTAL MARKET OB/XF VALUE				3,961			
TOTAL LAND VALUE - MARKET				152,295			
TOTAL MARKET VALUE				212,187			
SOH/AGL Deduction				37,785			
ASSESSED VALUE				174,402			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				174,402			
TOTAL JUST VALUE				212,187			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				197,684			
3/1/2024KW: HOUSE APPEARS ABANDONED FOR SEVERAL YE							