



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,412	100	2024	3,412	430,106
FGR	714	55	2024	393	49,540
FOP	146	30	2024	44	5,546
FOP	244	30	2024	73	9,202
FST	52	55	2024	29	3,655
FUS	660	100	2024	660	83,197
STR	52	10	2024	5	631
TOTALS	5,280			4,616	581,879

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,616	95.5460	126.12	582,170	2023	2023	0	0	0.05	99.95
1 SNGL FAM - 0% - 2024 Heated Area: 4072 HX Base Yr											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								581,879				
TOTAL MARKET OB/XF VALUE								71,943				
TOTAL LAND VALUE - MARKET								53,000				
TOTAL MARKET VALUE								706,822				
SOH/AGL Deduction								0				
ASSESSED VALUE								706,822				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								706,822				
TOTAL JUST VALUE								706,822				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								712,115				