



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	08	CLAY TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floop	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100	2006	208	28,955
BAS	1,786	100	2006	1,786	248,630
FCP	576	25	2006	144	20,046
FEP	336	80	2009	269	37,448
FOP	84	30	2006	25	3,481
STP	15	10	2006	2	279
TOTALS	3,005			2,434	338,838

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,434	119.1680	157.30	382,868	2001	2001	0	0	0	11.50	88.50	
1 SNGL FAM - 100% - 2025													
Heated Area: 1994													
HX Base Yr 2025													

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4			
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
																							VALUATION BY		STANDARD												
																							Tax Group: 4		Tax Dist:												
																							BUILDING MARKET VALUE		338,838												
																							TOTAL MARKET OB/XF VALUE		100,530												
																							TOTAL LAND VALUE - MARKET		199,750												
																							TOTAL MARKET VALUE		639,118												
																							SOH/AGL Deduction		0												
																							ASSESSED VALUE		639,118												
																							TOTAL EXEMPTION VALUE		HX HB		50,722										
																							BASE TAXABLE VALUE		588,396												
																							TOTAL JUST VALUE		639,118												
																							NCON VALUE		0												
																							INCOME VALUE														
																							PREVIOUS YEAR MKT VALUE		618,864												