



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,676	100
FGR	613	55
FOP	96	30
FSP	245	40
TOTALS	3,630	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,140	112.8288	148.93	467,640	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2023 Heated Area: 2676 HX Base Yr 2023											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,676	100	2019	2,676	390,566						
FGR	613	55	2019	337	49,185						
FOP	96	30	2019	29	4,233						
FSP	245	40	2019	98	14,303						
TOTALS	3,630			3,140	458,287						

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 4							Tax Dist:					
BUILDING MARKET VALUE							458,287					
TOTAL MARKET OB/XF VALUE							65,959					
TOTAL LAND VALUE - MARKET							125,000					
TOTAL MARKET VALUE							649,246					
SOH/AGL Deduction							43,562					
ASSESSED VALUE							605,684					
TOTAL EXEMPTION VALUE							HX HB VX		55,722			
BASE TAXABLE VALUE							549,962					
TOTAL JUST VALUE							649,246					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							589,191					