



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
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	4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1997	1,905	255,149
FGR	420	55	2007	231	30,939
FOP	151	30	1997	45	6,027
PTO	444	5	1997	22	2,946
TOTALS	2,920			2,203	295,063

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,203	117.3060	154.84	341,113	1997	1997	0	0	0	13.50	86.50	
1 SNGL FAM - 100% - 2017 Heated Area: 1905 HX Base Yr 2017													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/07/2025 MLU													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				295,063			
TOTAL MARKET OB/XF VALUE				41,061			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				536,124			
SOH/AGL Deduction				324,297			
ASSESSED VALUE				211,827			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				161,105			
TOTAL JUST VALUE				536,124			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				484,907			