



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07

NEIGHBORHOOD/LOC 7003.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2007	2,198	233,791
FGR	420	55	2007	231	24,570
FOP	48	30	2007	14	1,489
FOP	126	30	2007	38	4,042
TOTALS	2,792			2,481	263,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RL	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,481	115.7376	115.74	287,151	2007	2007	0	0	0	8.10	91.90
1 SINGLE FAM - 100% - 2020						Heated Area: 2198			HX Base Yr 2020			
BLD DATE			LGL DATE			INC DATE			AG DATE			
XF DATE			LAND DATE									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				263,892			
TOTAL MARKET OB/XF VALUE				6,695			
TOTAL LAND VALUE - MARKET				40,000			
TOTAL MARKET VALUE				310,587			
SOH/AGL Deduction				96,100			
ASSESSED VALUE				214,487			
TOTAL EXEMPTION VALUE				HX HB WX		55,722	
BASE TAXABLE VALUE				158,765			
TOTAL JUST VALUE				310,587			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				298,880			
MISC STRG = NV: 10/23KW							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W18 BAS=[YR=2007] W30 S56 E11 FOP=[YR=2007] S3 E9 N6 W7 S3 W2 \$ E2 N3 E15 FGR=[YR=2007] S8 E20 N24 W12 S4 W3 D3 L3 S9 W2\$ E2 N9 U3 R3 E3 N4 E12 N30 W18 N7 \$ S7 E18 N7\$.											