



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1083.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,478	100
BAS	216	100
FGR	266	55
FOP	10	30
FST	98	55
UOP	216	20
TOTALS	2,284	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,940	125.0480	131.30	254,722	1962	2005	0	0	15.90	84.10
1 SINGLE FAM 0% - 2026 Heated Area: 1694 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,478	100	1993	1,478	163,205						
BAS	216	100	1994	216	23,852						
FGR	266	55	1993	146	16,122						
FOP	10	30	1993	3	331						
FST	98	55	1993	54	5,963						
UOP	216	20	1994	43	4,748						
TOTALS	2,284			1,940	214,221						

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						214, 221
TOTAL MARKET OB/XF VALUE						1, 532
TOTAL LAND VALUE - MARKET						350, 000
TOTAL MARKET VALUE						565, 753
SOH/AGL Deduction						0
ASSESSED VALUE						565, 753
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						565, 753
TOTAL JUST VALUE						565, 753
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						614, 565
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1962
3	1243	WD DECK F	0	0	34	476.00	SF	8.00	8.00	100	1994
TOTAL OB/XF 1,532											

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	0	0003	R-1	0.00	0.00	1.00	LT	1.00
REVIEW DATE 01/01/2023 BY CD											