



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 80			
Exterior Wall	23	REINF CONC 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 50			
Interior Floor	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		1080.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,425	100	2000	2,425	433,032
FCP	308	25	2000	77	13,750
FGR	484	55	2000	266	47,499
FOP	263	30	2000	79	14,107
FOP	384	30	2000	115	20,535
TOTALS	3,864			2,962	528,924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,962	122.9426	204.08	604,485	2000	2000	0	0	12.50	87.50
1 SFR CUST 100% - 2026				Heated Area: 2425				HX Base Yr 2026			
The floor plan diagram shows a building layout with several rooms and corridors. The rooms are labeled as follows: FGR 2000 (top left), FOP 2000 (top right), BAS 2000 (center), FCP 2000 (bottom left), and FOP 2000 (bottom center). The dimensions of the rooms and corridors are indicated by numbers along the lines. The total heated area is 2425.											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE		05/06/2025	
				INC DATE				AG DATE		MLU	

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000
3	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	2000	2000
5	1242	WD DECK A	0	100	0	0	133.00	SF	11.00	11.00	100	2000	2000
6	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000
7	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000
13	0910	SCRN RM L	0	100	0	0	965.00	SF	21.00	21.00	100	2000	2000
TOTAL OB/XF 50,128													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 300,000.00													
ADJ UNIT PRICE 300,000.00													
LAND VALUE 300,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													
REVIEW DATE 02/02/2026 BY HS													
Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2					Tax Dist:								
BUILDING MARKET VALUE										528,924			
TOTAL MARKET OB/XF VALUE										50,128			
TOTAL LAND VALUE - MARKET										300,000			
TOTAL MARKET VALUE										879,052			
SOH/AGL Deduction										97,090			
ASSESSED VALUE										781,962			
TOTAL EXEMPTION VALUE					HX HB					51,411			
BASE TAXABLE VALUE										730,551			
TOTAL JUST VALUE										879,052			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										839,110			