



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	124,841
FOP	576	30	2012	173	18,748
TOTALS	1,728			1,325	143,588

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,325	122.8656	129.01	170,938	1986	1990		0	0	0 16.00	84.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1152 HX Base Yr 2024													
FOP 2012													
BAS 1993													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/12/2026 MLU													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				143,588			
TOTAL MARKET OB/XF VALUE				8,213			
TOTAL LAND VALUE - MARKET				167,370			
TOTAL MARKET VALUE				319,171			
SOH/AGL Deduction				93,747			
ASSESSED VALUE				225,424			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				174,013			
TOTAL JUST VALUE				319,171			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				257,357			