



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	16	WD FR STUC 100	0500	01	3,334	131.5692	218.40	728,146	1954	2000	0	0	12.50	87.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 0												Tax Group: 2 Tax Dist:														
Roof Cover	08	CLAY TILE 100	Heated Area: 2646												BUILDING MARKET VALUE 637,128														
Interior Wall	05	DRYWALL 100	HX Base Yr 1985												TOTAL MARKET OB/XF VALUE 6,552														
Interior Floo	11	CLAY TILE 80													TOTAL LAND VALUE - MARKET 1,575,000														
Interior Floo	19	MARBLE 20													TOTAL MARKET VALUE 2,218,680														
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 1,740,033														
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 478,647														
Bedrooms	3	100													TOTAL EXEMPTION VALUE HX HB 51,411														
Bathrooms	3	100													BASE TAXABLE VALUE 427,236														
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE 2,218,680														
Stories	2.	100													NCON VALUE 0														
Units	0	100													INCOME VALUE														
BUD8 Adjustme	02	DIST FB 100													PREVIOUS YEAR MKT VALUE 2,048,849														
Occupancy	00	NONE 100																											
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1053.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,036	100	1993	1,036	197,979																								
FCP	156	25	1993	39	7,453																								
FCP	156	25	1993	39	7,453																								
FCP	91	25	2002	23	4,395																								
FCP	91	25	2002	23	4,395																								
FGR	286	55	1993	157	30,003																								
FGR	286	55	1993	157	30,003																								
FOP	76	30	1993	23	4,395																								
FST	36	55	1993	20	3,822																								
FUS	1,610	100	1993	1,610	307,671																								
TOTALS	4,861			3,334	637,128																								
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	Q	% COND	OB/XF MKT VALUE	NOTES														
1	1124	CB/STC 4"	0	100	0	0		1,637.00	SF	6.50				4,682															
4	1242	WD DECK A	0	100	0	0		375.00	SF	10.00				750															
5	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00				1,120															
** This building has 13 Sub-Areas BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/24/2026 MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
FST=[YR=1993] W4 FGR=[YR=1993] W13 BAS=[YR=1993] W28 FGR=[YR=1993] W13 S22 FCP=[YR=1993] S12 FCP=[YR=2002] S7 E13 N7 W13 \$ E13 N12 W13 \$ E13 N22 \$ S37 E4 FOP=[YR=1993] S4 E5 UOP=[YR=1993] S7 E10 N7 W10 \$ E14 N4 W19 \$ E24 FCP=[YR=2002] S4 E13 N7 FCP=[YR=1993] N12 W13 S12 E13 \$ W13 S3 \$ N37 \$ S22 E13 N22 \$ S9 E4 N9 \$ PTR= E15 UOP=[YR=1993] E25 N3 E8 S3 E26 S16 W1 UOP=[YR=1993] S23 W4 N13 FUS=[YR=1993] W4 S24 W12 S3 W7 N8 W4 N11 W12 S16 W7 N4 W8 N30 E4 N1 E6 S1 E3 N3 E29 S3 E12 S10 \$ N10 E4 \$ W16 N3 W29 S3 W3 N1 W6 S1 W4 N16 \$ W15 \$.																													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	RES OCEAN	100		R-1	75.00	400.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS																													