



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	06	CUST PANEL 60			
Interior Wall	05	DRYWALL 40			
Interior Floor	11	CLAY TILE 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		5000 IMPROVED AG			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC		5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1993	1,335	189,636
DCK	90	10	2023	9	1,278
DCK	1,430	10	2023	143	20,313
FGR	528	55	2022	290	41,195
FUS	384	100	1993	384	54,547
USP	152	30	1993	46	6,534
TOTALS	3,919			2,207	313,504

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,207	129.3600	179.81	396,841	1983	1983	0	0	0	21.00	79.00	
1 SNGL FAM 100% - 2022 Heated Area: 1719 HX Base Yr 2022													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				313,504			
TOTAL MARKET OB/XF VALUE				28,838			
TOTAL LAND VALUE - MARKET				246,448			
TOTAL MARKET VALUE				387,645			
SOH/AGL Deduction				13,500			
ASSESSED VALUE				374,145			
TOTAL EXEMPTION VALUE				HX HB VX 56,411			
BASE TAXABLE VALUE				317,734			
TOTAL JUST VALUE				588,790			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				654,159			

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
1	0680	POLE SHED	0 100	22	21	462.00	SF	10.00	10.00	100	1990	1990	3 20
2	0681	POLE SHED	0 100	12	21	252.00	SF	15.00	15.00	100	1990	1990	3 20
4	0681	POLE SHED	0 100	12	18	324.00	SF	15.00	15.00	100	1985	1985	3 20
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3 99
6	0300	BOAT DCK W	1 100	0	0	597.00	SF	40.00	40.00	100	2023	2022	03 93
7	1242	WD DECK A	1 100	0	0	222.00	SF	10.00	10.00	100	2023	2022	03 90
TOTALS													

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.88	AC		1.00	1.00
2	005600	A	TIMBER 3 N S	0			0.00	0.00	7.00	AC		1.00	1.00
3	005970	A	AGRICULTURAL	0			0.00	0.00	7.00	AC		1.00	1.00
4	009910	M	MARKET VALUE	0			0.00	0.00	14.00	AC		1.00	1.00
TOTALS													

TOTAL OB/XF													
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
14,600.00	14,600.00	42,048											
395.00	395.00	2,765											
70.00	70.00	490											
14,600.00	14,600.00	204,400											