



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,158	100
FGR	726	55
FOP	399	30
PTO	400	5
TOTALS	4,683	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,697	107.9100	149.99	554,513	2002	2002	0	0	11.50	88.50
1 SNGL FAM 100% - 2003 Heated Area: 3158 HX Base Yr 2003											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY											4
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										490,744	
TOTAL MARKET OB/XF VALUE										2,940	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										621,184	
SOH/AGL Deduction										236,865	
ASSESSED VALUE										384,319	
TOTAL EXEMPTION VALUE					HX HB WR					56,411	
BASE TAXABLE VALUE										327,908	
TOTAL JUST VALUE										621,184	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										633,322	
</											