



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,041	100	2004	3,041	391,189
FGR	570	55	2004	314	40,392
FOP	63	30	2004	19	2,444
FSP	238	40	2011	95	12,220
FUS	557	100	2004	557	71,652
TOTALS	4,469			4,026	517,898

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,026	103.4000	143.73	578,657	2004	2004	0	0	10.50	89.50
1 SNGL FAM 100% - 2022 Heated Area: 3598 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								517,898				
TOTAL MARKET OB/XF VALUE								67,735				
TOTAL LAND VALUE - MARKET								105,000				
TOTAL MARKET VALUE								690,633				
SOH/AGL Deduction								130,846				
ASSESSED VALUE								559,787				
TOTAL EXEMPTION VALUE								HX HB		51,411		
BASE TAXABLE VALUE								508,376				
TOTAL JUST VALUE								690,633				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								691,838				