



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
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			05
NEIGHBORHOOD/LOC	5009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	206,087
FGR	420	55	2022	231	25,650
FOP	20	30	2022	6	666
PTO	70	5	2022	4	445
TOTALS	2,366			2,097	232,848

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	106.8200	112.16	235,200	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2024				Heated Area: 1856				HX Base Yr			
10 7 7 20 2022 PTO 24 15 39 59 21 19 20 21 13 5 4 26 2022 FGR 2022 F0 2022 BAS											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026
			MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					232,848							
TOTAL MARKET OB/XF VALUE					0							
TOTAL LAND VALUE - MARKET					54,000							
TOTAL MARKET VALUE					286,848							
SOH/AGL Deduction					0							
ASSESSED VALUE					286,848							
TOTAL EXEMPTION VALUE					13	286,848						
BASE TAXABLE VALUE					0							
TOTAL JUST VALUE					286,848							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					288,545							