



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,412	100	2024	3,412	450,656
FGR	714	55	2024	393	51,907
FOP	146	30	2024	44	5,812
FOP	244	30	2024	73	9,642
FST	52	55	2024	29	3,830
FUS	660	100	2024	660	87,173
STR	52	10	2024	5	660
TOTALS	5,280			4,616	609,679

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,616	95.5460	132.81	613,051	2023	2023	0	0	0.55	99.45
1 SNGL FAM 100% - 2026 Heated Area: 4072 HX Base Yr 2026											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										609,679			
TOTAL MARKET OB/XF VALUE										75,575			
TOTAL LAND VALUE - MARKET										62,000			
TOTAL MARKET VALUE										747,254			
SOH/AGL Deduction										0			
ASSESSED VALUE										747,254			
TOTAL EXEMPTION VALUE					HX HB					51,411			
BASE TAXABLE VALUE										695,843			
TOTAL JUST VALUE										747,254			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										706,822			