



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	2,071	100	2025	2,071	309,283
FGR	484	55	2025	266	39,724
FOP	420	30	2025	126	18,817
FSP	144	40	2025	58	8,662
FUS	372	100	2025	372	55,554
STR	52	10	2025	5	747
USP	168	30	2026	50	7,467
TOTALS	3,711			2,948	440,254

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,948	107.4420	149.34	440,254	2025	2025	0	0
1 SNGL FAM 100% - 2026									
Heated Area: 2443									
HX Base Yr 2026									
BLD DATE							LGL DATE		
XF DATE							LAND DATE	05/05/2026	
INC DATE							AG DATE		

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					440,254				
TOTAL MARKET OB/XF VALUE					74,152				
TOTAL LAND VALUE - MARKET					62,000				
TOTAL MARKET VALUE					576,406				
SOH/AGL Deduction					146,465				
ASSESSED VALUE					429,941				
TOTAL EXEMPTION VALUE					HX HB VX 56,411				
BASE TAXABLE VALUE					373,530				
TOTAL JUST VALUE					576,406				
NCON VALUE					514,406				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					53,000				