



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2018	1,380	194,727
FOP	144	30	2018	43	6,067
FOP	160	30	2018	48	6,774
STP	16	10	2018	2	282
STP	18	10	2018	2	282
TOTALS	1,718			1,475	208,131

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,475	104.6520	145.47	214,568	2018	2018	0	0	0	3.00	97.00
1 SNGL FAM 0% - 0 Heated Area: 1380 HX Base Yr												
BLD DATE				LGL DATE				05/07/2026 MLU				
YE DATE				LAND DATE								
INC DATE				AG DATE								

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE										208,131	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										125,000	
TOTAL MARKET VALUE										234,611	
SOH/AGL Deduction										0	
ASSESSED VALUE										234,611	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										234,611	
TOTAL JUST VALUE										333,131	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										363,662	