



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 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		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2021	2,486	328,323
FGR	752	55	2021	414	54,676
FOP	101	30	2021	30	3,962
FOP	200	30	2021	60	7,924
USP	200	30	2022	60	7,924
TOTALS	3,739			3,050	402,810

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,050	96.4620	134.08	408,944	2021	2021	0	0	1.50	98.50
1 SNGL FAM 100% - 2022 Heated Area: 2486 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								402,810				
TOTAL MARKET OB/XF VALUE								0				
TOTAL LAND VALUE - MARKET								85,000				
TOTAL MARKET VALUE								487,810				
SOH/AGL Deduction								77,579				
ASSESSED VALUE								410,231				
TOTAL EXEMPTION VALUE								HX HB 51,411				
BASE TAXABLE VALUE								358,820				
TOTAL JUST VALUE								487,810				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								517,299				
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