



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE		6000 PASTURELAND 1			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	1993	2,059	193,803
FGR	416	55	1993	229	21,554
FOP	120	30	1993	36	3,389
TOTALS	2,595			2,324	218,746

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,324	121.7160	127.80	297,007	1983	1988	0	0	0	26.35	73.65	
1 SINGLE FAM		100% - 0		Heated Area: 2059						HX Base Yr			
17 26 16 26 16 20 26 49 33 75 26 16 20 26 16 20 26 49 33 BAS 1993 FGR 1993 FOP 1993													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
			MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					218,746				
TOTAL MARKET OB/XF VALUE					10,979				
TOTAL LAND VALUE - MARKET					109,200				
TOTAL MARKET VALUE					258,798				
SOH/AGL Deduction					132,782				
ASSESSED VALUE					126,016				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					74,605				
TOTAL JUST VALUE					338,925				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					368,983				