



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	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			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2007	1,213	129,569
FGR	399	55	2007	219	23,393
FOP	8	30	2007	2	213
PTO	140	5	2021	7	748
UOP	100	20	2021	20	2,137

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,461	111.1800	116.74	170,557	2007	2007	0	0	8.50	91.50
1 SINGLE FAM			100% - 2009		Heated Area: 1213			HX Base Yr 2009			

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					156,060				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					221,060				
SOH/AGL Deduction					105,359				
ASSESSED VALUE					115,701				
TOTAL EXEMPTION VALUE					HX HB WX 56,411				
BASE TAXABLE VALUE					59,290				
TOTAL JUST VALUE					221,060				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					225,967				