



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 04	
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	1993	704	75,587
FUS	704	100	1993	704	75,587
FUS	132	100	2014	132	14,172
UOP	60	20	1993	12	1,289
UOP	192	20	1993	38	4,080
TOTALS	1,792			1,590	170,715

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00
3	0681	POLE SHED	0	100	11	24	264.00	SF	15.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0002	RM	204.00	181.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,590	129.0300	135.48	215,413	1979	1999	0	0	0	20.75	79.25
1 SINGLE FAM 100% - 0 Heated Area: 1540 HX Base Yr												
32 22 22 6 6 32 BAS 1993 UOP 1993 32 22 22 6 6 32 FUS 1993 10 22 10 22 UOP 1993 FUS 2014												
BLD DATE						LGL DATE			05/08/2026 MLU			

TOTAL OB/XF 37,440													
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
100	1979	1979	3	40	1,400								
100	1980	1980	3	20	1,248								
100	1980	1980	3	20	792								
100	1988	1988	03	85	34,000								

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				170,715			
TOTAL MARKET OB/XF VALUE				37,440			
TOTAL LAND VALUE - MARKET				90,000			
TOTAL MARKET VALUE				298,155			
SOH/AGL Deduction				187,949			
ASSESSED VALUE				110,206			
TOTAL EXEMPTION VALUE			HX HB VX		56,411		
BASE TAXABLE VALUE				53,795			
TOTAL JUST VALUE				298,155			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				260,340			
GRANTORS RESERVING AN ENHANCED LIFE ESTATE WITH RE							