



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100	2005	2,348	317,736
FGR	775	55	2005	426	57,647
FOP	40	30	2005	12	1,624
FSP	223	40	2016	89	12,043
FSP	228	40	2016	91	12,315
FUS	2,010	100	2005	2,010	271,998
UAT	77	10	2005	8	1,083
USP	230	30	2016	69	9,337

TOTALS	5,931			5,053	683,783
--------	-------	--	--	-------	---------

EXTRA FEATURES	
----------------	--

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2012	2012	3	45	3,888	
4	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2012	2012	3	45	1,980	
5	0911	SCRN RM A	0	100	0	0	2,233.00	SF	18.00	18.00	100	2019	2019	3	78	31,351	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION			TOTAL OB/XF 87,764														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	90,000.00	90,000.00	94,500

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,053	107.6350	149.61	755,979	2005	2005	0	0	9.55	90.45
1 SNGL FAM			100% - 2025	Heated Area: 4358				HX Base Yr 2025			

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										683,783	
TOTAL MARKET OB/XF VALUE										87,764	
TOTAL LAND VALUE - MARKET										94,500	
TOTAL MARKET VALUE										866,047	
SOH/AGL Deduction										111,458	
ASSESSED VALUE										754,589	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										703,178	
TOTAL JUST VALUE										866,047	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										856,152	

TOTAL OB/XF												87,764	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RSF-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	90,000.00	90,000.00			

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
---------------------	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=2005] W8 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S7 D3 R3 E21N5 \$S5W21 U3 L3 N10 U5 L5 W7 D5 L5 S22 L3 D3 S3 D3 R3 S5E3S9 D4 R4 E6 U4 R4 FOP=[YR=2005] E8N5W8S5\$N5E8 S12E13FGR=[YR=2005] S18E24N33W20 D3 L3 S10W1S2\$N2E1N10 U3 R3 E20N9 E3USP=[YR=2016] E10 N20 W13 S10 E3 S10\$ N10W3N10\$ PTR=N20 FUS=[YR=2005] N5E3N8E5N8W5N6 UAT=[YR=2005] N11W7S11 E7\$W7N11E6N4 E6N10W6N10W2 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S10 E24N5\$S5 W24S13W5S5W8S13 D4 R4 E6 U4 R4 E8S7E13N8E4S22E3S5E8\$ S20\$.