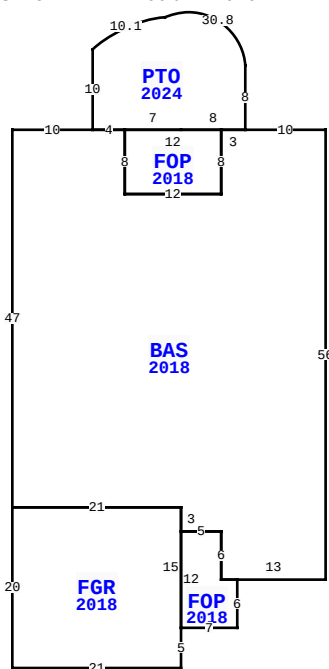




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4074.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,869	100
FGR	420	55
FOP	72	30
FOP	96	30
PTO	356	5
TOTALS	2,813	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,169	107.2120	112.57	244,164	2018	2018	0	0	5.25	94.75
1 SINGLE FAM 100% - 2020				Heated Area: 1869				HX Base Yr 2020			
											

BLD DATE		LGL DATE	04/03/2025	MLU
XF DATE		LAND DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				231,345		
TOTAL MARKET OB/XF VALUE				4,680		
TOTAL LAND VALUE - MARKET				125,000		
TOTAL MARKET VALUE				361,025		
SOH/AGL Deduction				169,557		
ASSESSED VALUE				191,468		
TOTAL EXEMPTION VALUE				HX HB VX		56,411
BASE TAXABLE VALUE				135,057		
TOTAL JUST VALUE				361,025		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				356,704		

LAND DESCRIPTION										TOTAL OB/XF										4,680									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000												