



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floop	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4100.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2026	1,000	112,900
FGR	440	55	2026	242	27,322
FOP	50	30	2026	15	1,694
FOP	120	30	2026	36	4,064
FUS	1,450	100	2026	1,450	163,705
TOTALS	3,060			2,743	309,685

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,743	107.5200	112.90	309,685	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 0% - 2026 Heated Area: 2450 HX Base Yr											
49 30 48 10 20 10 FUS 2026 48 10 12 8 26 22 20 10 5 10 FOP 2026 5 20 22 FGR 2026 10 12 10 FOP 2026 10 12 10 FOP 2026											
BAS 2026											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										309,685		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										374,685		
SOH/AGL Deduction										0		
ASSESSED VALUE										374,685		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										374,685		
TOTAL JUST VALUE										374,685		
NCON VALUE										309,685		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										60,827		