



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	08	SHT VINYL 50
Interior Floor	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,665	100
FGR	506	55
FOP	46	30
PTO	311	5
TOTALS	3,528	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,973	112.0245	155.71	462,926	2014	2014	0	0	8.25	91.75
1 SNGL FAM 100% - 2023 Heated Area: 2665 HX Base Yr 2023											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,665	100	2014	2,665	380,732						
FGR	506	55	2014	278	39,716						
FOP	46	30	2014	14	2,000						
PTO	311	5	2014	16	2,285						
TOTALS	3,528			2,973	424,735						

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					424,735							
TOTAL MARKET OB/XF VALUE					77,571							
TOTAL LAND VALUE - MARKET					61,000							
TOTAL MARKET VALUE					563,306							
SOH/AGL Deduction					4,726							
ASSESSED VALUE					558,580							
TOTAL EXEMPTION VALUE					HX HB		51,411					
BASE TAXABLE VALUE					507,169							
TOTAL JUST VALUE					563,306							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					566,415							