



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	10	ABOVE AVG 100	0500	11	2,943	141.3459	201.42	592,779	2021	2021	0	0	0	0.00	100.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 2454					HX Base Yr 2022					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					592,779				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					25,580				
Interior Floor	11	CLAY TILE 80																					TOTAL LAND VALUE - MARKET					190,000				
Interior Floor	14	CARPET 20																					TOTAL MARKET VALUE					808,359				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					244,246				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					564,113				
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms		2.5 100																					BASE TAXABLE VALUE					514,113				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					808,359				
Stories	1.	1. 100																					NCON VALUE					0				
Units	0	100																					INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					547,683				