

REVIEW DATE	12/12/2023	BY	TW	Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2					
CONSTRUCTION										VALUATION SUMMARY										2															
ELEMENT		CD		10		ABOVE AVG 100		6500		01		775		88.0000		30.80		23,870		2023		2023		0		0		1.00		99.00		VALUATION BY		STANDARD	
Exterior Wall		03		GABLE/HIP 100		2		GARAGE RES - 100% - 2024										Heated Area: 775								HX Base Yr 2021		Tax Group: 2		Tax Dist:					
Roof Cover		05		COMP SHNGL 100																								BUILDING MARKET VALUE		410,181					
Interior Wall		03		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		67,144					
Interior Floor		03		CONC FINSH 100																								TOTAL LAND VALUE - MARKET		275,000					
Frame		02		WOOD FRAME 100																								TOTAL MARKET VALUE		752,325					
Stories		1.		1. 100																								SOH/AGL Deduction		164,402					
Units		0		100																								ASSESSED VALUE		587,923					
																												TOTAL EXEMPTION VALUE		HX HB 50,000					
																												BASE TAXABLE VALUE		537,923					
																												TOTAL JUST VALUE		752,325					
																												NCON VALUE		324,330					
																												INCOME VALUE							
																												PREVIOUS YEAR MKT VALUE		425,249					