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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 4												
Exterior Wall	31	HARDIE BRD 100	0150	01	390	114.8400	57.42	22,394	2021	2021	0	0	0	0.50	99.50	VALUATION BY					STANDARD											
Roof Structure	02	SHED 100	3 ACCESSORY U - 100% - 2019										Heated Area: 390					HX Base Yr 2019					Tax Group: 4					Tax Dist:				
Roof Cover	12	MODULAR MT 100	26 15 BAS 2021 26 15										BUILDING MARKET VALUE					479,745														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					68,739														
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET					857,250														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					1,405,734														
Heating Type	03	FORCED AIR 100											SOH/AGL Deduction					875,839														
Bedrooms	1	100											ASSESSED VALUE					529,895														
Bathrooms	1	100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					479,895														
Stories	1.	1. 100											TOTAL JUST VALUE					1,405,734														
Units	0	100											NCON VALUE					16,008														
Occupancy	00	NONE 100											INCOME VALUE																			
			PREVIOUS YEAR MKT VALUE					1,322,596																								

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