

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3									
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
																					VALUATION BY					DIRECT_CAP													
																					Tax Group: 2					Tax Dist:													
																					BUILDING MARKET VALUE					0													
																					TOTAL MARKET OB/XF VALUE					0													
																					TOTAL LAND VALUE - MARKET					0													
																					TOTAL MARKET VALUE					13,075,303													
																					SOH/AGL Deduction					6,321,971													
																					ASSESSED VALUE					6,753,332													
																					TOTAL EXEMPTION VALUE					0													
																					BASE TAXABLE VALUE					6,753,332													
																					TOTAL JUST VALUE					13,075,303													
																					NCON VALUE					0													
																					INCOME VALUE					13,075,303													
																					PREVIOUS YEAR MKT VALUE					8,061,033													

[illegible]