

2023

08-3N-24-2380-0060-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
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		STANDARD								Tax Group: 3		Tax Dist:									
																									BUILDING MARKET VALUE										0									
																									TOTAL MARKET OB/XF VALUE										0									
																									TOTAL LAND VALUE - MARKET										71,820									
																									TOTAL MARKET VALUE										71,820									
																									SOH/AGL Deduction										0									
																									ASSESSED VALUE										71,820									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										71,820									
																									TOTAL JUST VALUE										71,820									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										71,820									
DOR CODE		0000																		VACANT																								
MAP NUM																				06																								
NEIGHBORHOOD/LOC		6001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
TOTALS																																												

**EXTRA FEATURES**

L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

**LAND DESCRIPTION**

L	USE	CLS	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT LND	UNIT	D	DPHT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0	0006	R3	420.00	420.00	420.00	FF	4	1.14	1.00	0.57	300.00	171.00	71,820							

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / V	RSN CD	SALE PRICE
0710/0569	8/01/1994	WD U	V	01	39,100
GRANTOR: MCCONNELL IVOR & CRIS					
GRANTEE: MCCONNELL IVOR & CR					
0296/0443	7/01/1979	MS U	V		8,700
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					