

CONCERT AMELIA LLC
1 COASTAL OAK
NEWPORT COAST, CA 92657

2023

13-2N-28-0000-0002-0200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	5
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: 5										
																					Tax Dist:										
																					BUILDING MARKET VALUE										
																					TOTAL MARKET OB/XF VALUE										
																					TOTAL LAND VALUE - MARKET										
																					TOTAL MARKET VALUE										
																					SOH/AGL Deduction										
																					ASSESSED VALUE										
																					TOTAL EXEMPTION VALUE										
																					BASE TAXABLE VALUE										
																					TOTAL JUST VALUE										
																					NCON VALUE										
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE										