

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
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: 6										Tax Dist:				
																				BUILDING MARKET VALUE										0				
																				TOTAL MARKET OB/XF VALUE										28,800				
																				TOTAL LAND VALUE - MARKET										125,008				
																				TOTAL MARKET VALUE										153,808				
																				SOH/AGL Deduction										0				
																				ASSESSED VALUE										153,808				
																				TOTAL EXEMPTION VALUE										0				
																				BASE TAXABLE VALUE										153,808				
																				TOTAL JUST VALUE										153,808				
																				NCON VALUE										28,800				
																				INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE										140,634				
																				PRCL:0:1: 4/2023KW: USED 1/2023 OBLIQUE TO FC/UPDA														