



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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: 4		Tax Dist:											
																					BUILDING MARKET VALUE		0											
																					TOTAL MARKET OB/XF VALUE		3,000											
																					TOTAL LAND VALUE - MARKET		85,880											
																					TOTAL MARKET VALUE		88,880											
																					SOH/AGL Deduction		21,665											
																					ASSESSED VALUE		67,215											
																					TOTAL EXEMPTION VALUE		0											
																					BASE TAXABLE VALUE		67,215											
																					TOTAL JUST VALUE		88,880											
																					NCON VALUE		0											
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE		66,285											
DOR CODE		0001	VAC W/XFOB																															
MAP NUM			MKT AREA																				04											
NEIGHBORHOOD/LOC		4025.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														