

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					97,020						
																							TOTAL MARKET VALUE					100,020						
																							SOH/AGL Deduction					12,097						
																							ASSESSED VALUE					87,923						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					87,923						
																							TOTAL JUST VALUE					100,020						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					98,520						
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																														