

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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										309,780									
																										TOTAL MARKET OB/XF VALUE										52,717									
																										TOTAL LAND VALUE - MARKET										163,825									
																										TOTAL MARKET VALUE										425,102									
																										SOH/AGL Deduction										195,160									
																										ASSESSED VALUE										229,942									
																										TOTAL EXEMPTION VALUE										HX HB 50,000									
																										BASE TAXABLE VALUE										179,942									
																										TOTAL JUST VALUE										526,322									
																										NCON VALUE										0									
																										INCOME VALUE																			
																										PREVIOUS YEAR MKT VALUE										359,364									