



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
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		12,000									
																			TOTAL LAND VALUE - MARKET		56,100									
																			TOTAL MARKET VALUE		68,100									
																			SOH/AGL Deduction		23,737									
																			ASSESSED VALUE		44,363									
																			TOTAL EXEMPTION VALUE		0									
																			BASE TAXABLE VALUE		44,363									
																			TOTAL JUST VALUE		68,100									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		58,740									
DOR CODE		0001			VAC W/XFOB																									
MAP NUM					MKT AREA															09										
NEIGHBORHOOD/LOC		9001			.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																														
EXTRA FEATURES					RANMART WAY, CALLAHAN																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
LAND DESCRIPTION										TOTAL OB/XF										12,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100													