

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					24,000					
																			TOTAL LAND VALUE - MARKET					149,600					
																			TOTAL MARKET VALUE					173,600					
																			SOH/AGL Deduction					103,441					
																			ASSESSED VALUE					70,159					
																			TOTAL EXEMPTION VALUE					0					
																			BASE TAXABLE VALUE					70,159					
																			TOTAL JUST VALUE					173,600					
																			NCON VALUE					0					
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE					97,280					
DOR CODE		0001			VAC W/XFOB																								
MAP NUM						MKT AREA			04																				
NEIGHBORHOOD/LOC			4053.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									