

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					13,087						
																							TOTAL LAND VALUE - MARKET					339,886						
																							TOTAL MARKET VALUE					352,973						
																							SOH/AGL Deduction					105,673						
																							ASSESSED VALUE					247,300						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					247,300						
																							TOTAL JUST VALUE					352,973						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					224,818						