

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2				
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: 2										Tax Dist:									
																									BUILDING MARKET VALUE										354,201									
																									TOTAL MARKET OB/XF VALUE										18,112									
																									TOTAL LAND VALUE - MARKET										200,000									
																									TOTAL MARKET VALUE										572,313									
																									SOH/AGL Deduction										247,032									
																									ASSESSED VALUE										325,281									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										275,281									
																									TOTAL JUST VALUE										572,313									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										555,902									