



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: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100,000 TOTAL MARKET VALUE 100,000 SOH/AGL Deduction 0 ASSESSED VALUE 100,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100,000 TOTAL JUST VALUE 100,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 87,500									
															PERMIT NUM DESCRIPTION AMT ISSUED									
															SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2643/1103 5/24/2023 QC U V 11 100 GRANTOR: OCEANBORN INVESTMENT GRANTEE: OCEANBORN INVESTMEN									
															BUILDING NOTES									
															BUILDING DIMENSIONS									

LAND DESCRIPTION															TOTAL OB/XF											
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	000000	C VAC RES	0	0006	R-2	25.00	100.00	25.00	FF	1.00	1.00	1.00		4,000.00	4,000.00	100,000										