

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					0												
																				TOTAL LAND VALUE - MARKET					72,000												
																				TOTAL MARKET VALUE					72,000												
																				SOH/AGL Deduction					49,736												
																				ASSESSED VALUE					22,264												
																				TOTAL EXEMPTION VALUE					0322,264												
																				BASE TAXABLE VALUE					0												
																				TOTAL JUST VALUE					72,000												
																				NCON VALUE					0												
																				INCOME VALUE																	
																				PREVIOUS YEAR MKT VALUE					64,000												
																				TRIBUTARY FIRE STATION #51																	
DOR CODE		8000		VAC GOVERNMENTAL																PERMIT NUM		DESCRIPTION			AMT		ISSUED										
MAP NUM				MKT AREA				05																B240000810		SEGMENTED RETAINI			67,743		01/23/2024						
NEIGHBORHOOD/LOC				5001.00																B240000811		SEGMENTED RETAINI			32,120		01/23/2024										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																B240000812		SEGMENTED RETAINI			5,096		01/23/2024						
																								B240000813		SEGMENTED RETAINI			67,522		01/23/2024						
																								B230015651		FIRE STATION			1,085,119		12/07/2023						
																								SALES DATA													
																								OFF RECORD Number		DATE		TYPE INST		Q / U		V / I		RSN CD		SALE PRICE	
																								1284/0337		12/29/2004		WD U		V		03		100			
																								GRANTOR: NASSAU PARTNERS LTD													
																								GRANTEE: BOARD OF COUNTY COM													