

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6				
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: 6										Tax Dist:									
																									BUILDING MARKET VALUE										389,337									
																									TOTAL MARKET OB/XF VALUE										80,691									
																									TOTAL LAND VALUE - MARKET										181,100									
																									TOTAL MARKET VALUE										624,328									
																									SOH/AGL Deduction										145,457									
																									ASSESSED VALUE										478,871									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										428,871									
																									TOTAL JUST VALUE										651,128									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										638,955									