



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										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					48,390												
																							TOTAL LAND VALUE - MARKET					174,300												
																							TOTAL MARKET VALUE					222,690												
																							SOH/AGL Deduction					0												
																							ASSESSED VALUE					222,690												
																							TOTAL EXEMPTION VALUE					03 222,690												
																							BASE TAXABLE VALUE					0												
																							TOTAL JUST VALUE					222,690												
																							NCON VALUE					0												
																							INCOME VALUE																	
																							PREVIOUS YEAR MKT VALUE					224,552												
																							JOHN F CLAXTON BOAT RAMP																	

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.49 Total Land Value: 174,300 Market: 0 Agricultural: 0 Common: 174,300 PRINTED 08/06/2024 BY SYS