

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								2,192									
																			TOTAL LAND VALUE - MARKET								331,200									
																			TOTAL MARKET VALUE								4,279									
																			SOH/AGL Deduction								1,503									
																			ASSESSED VALUE								2,776									
																			TOTAL EXEMPTION VALUE								0									
																			BASE TAXABLE VALUE								2,776									
						TOTAL JUST VALUE								333,392																						
						NCON VALUE								0																						
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE								167,868																						
DOR CODE		6000			PASTURELAND 1																															
MAP NUM					MKT AREA															04																
NEIGHBORHOOD/LOC		4005.00																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																												
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