

REVIEW DATE	12/11/2023	BY	DJ	Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000	PRINTED 08/06/2024 BY SYS
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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					208,301											
																						TOTAL MARKET OB/XF VALUE					60,209											
																						TOTAL LAND VALUE - MARKET					75,000											
																						TOTAL MARKET VALUE					343,510											
																						SOH/AGL Deduction					101,029											
																						ASSESSED VALUE					242,481											
																						TOTAL EXEMPTION VALUE					HX HB		50,000									
																						BASE TAXABLE VALUE					192,481											
																						TOTAL JUST VALUE					343,510											
																						NCON VALUE					35,860											
																						INCOME VALUE																
																						PREVIOUS YEAR MKT VALUE					299,927											
DOR CODE		0100	SINGLE FAMILY																			PERMIT NUM					DESCRIPTION					AMT		ISSUED				
MAP NUM								MKT AREA														04		B21565					NEW CONSTR					171,270		06/01/2008		
NEIGHBORHOOD/LOC		4053.00																				8891					MH MOVE-ON					25,000		05/08/1992				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																	