



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2											
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: 2										Tax Dist:									
																										BUILDING MARKET VALUE										0									
																										TOTAL MARKET OB/XF VALUE										437									
																										TOTAL LAND VALUE - MARKET										219,020									
																										TOTAL MARKET VALUE										219,457									
																										SOH/AGL Deduction										166,826									
																										ASSESSED VALUE										52,631									
																										TOTAL EXEMPTION VALUE										0									
																										BASE TAXABLE VALUE										52,631									
																										TOTAL JUST VALUE										219,457									
																										NCON VALUE										0									
																										INCOME VALUE																			
																										PREVIOUS YEAR MKT VALUE										198,487									