

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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										371,985									
																									TOTAL MARKET OB/XF VALUE										17,798									
																									TOTAL LAND VALUE - MARKET										240,000									
																									TOTAL MARKET VALUE										629,783									
																									SOH/AGL Deduction										295,069									
																									ASSESSED VALUE										334,714									
																									TOTAL EXEMPTION VALUE										HX HB 50,722									
																									BASE TAXABLE VALUE										283,992									
																									TOTAL JUST VALUE										629,783									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										572,313									