

REVIEW DATE	08/18/2020	BY	KK	Total Acres: 0.45	Total Land Value: 98,900	Market: 0	Agricultural: 0	Common: 98,900	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										276,181																																																																																																																																																																																																																				
																														TOTAL MARKET OB/XF VALUE										9,706																																																																																																																																																																																																																				
																														TOTAL LAND VALUE - MARKET										98,900																																																																																																																																																																																																																				
																														TOTAL MARKET VALUE										384,787																																																																																																																																																																																																																				
																														SOH/AGL Deduction										152,476																																																																																																																																																																																																																				
																														ASSESSED VALUE										232,311																																																																																																																																																																																																																				
																															TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																			
																															BASE TAXABLE VALUE										232,311																																																																																																																																																																																																																			
																															TOTAL JUST VALUE										384,787																																																																																																																																																																																																																			
																															NCON VALUE										0																																																																																																																																																																																																																			
																															INCOME VALUE																																																																																																																																																																																																																													
																															PREVIOUS YEAR MKT VALUE										384,900																																																																																																																																																																																																																			