

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5								
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: 5										Tax Dist:									
																													BUILDING MARKET VALUE										716,879									
																													TOTAL MARKET OB/XF VALUE										33,549									
																													TOTAL LAND VALUE - MARKET										850,000									
																													TOTAL MARKET VALUE										1,600,428									
																													SOH/AGL Deduction										619,458									
																													ASSESSED VALUE										980,970									
																													TOTAL EXEMPTION VALUE										HX HB WX 55,722									
																													BASE TAXABLE VALUE										925,248									
																													TOTAL JUST VALUE										1,600,428									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										1,469,132									