

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
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					0						
																													TOTAL MARKET OB/XF VALUE					13,080						
																													TOTAL LAND VALUE - MARKET					135,400						
																													TOTAL MARKET VALUE					148,480						
																													SOH/AGL Deduction					55,841						
																													ASSESSED VALUE					92,639						
																													TOTAL EXEMPTION VALUE					0						
																													BASE TAXABLE VALUE					92,639						
																													TOTAL JUST VALUE					148,480						
																													NCON VALUE					0						
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE					140,580						