

CORMACK OCTAVIA
179 NICHOLAS AVE
STATEN ISLAND, NY 10302

06-1N-25-199S-0269-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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: 6					Tax Dist:											
																							BUILDING MARKET VALUE					0											
																							TOTAL MARKET OB/XF VALUE					0											
																							TOTAL LAND VALUE - MARKET					25,200											
																							TOTAL MARKET VALUE					25,200											
																							SOH/AGL Deduction					10,607											
																							ASSESSED VALUE					14,593											
																							TOTAL EXEMPTION VALUE					0											
																							BASE TAXABLE VALUE					14,593											
																							TOTAL JUST VALUE					25,200											
																							NCON VALUE					0											
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE					22,500											