

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					3,328													
																					TOTAL LAND VALUE - MARKET					632,500													
																					TOTAL MARKET VALUE					38,754													
																					SOH/AGL Deduction					0													
																					ASSESSED VALUE					38,754													
																					TOTAL EXEMPTION VALUE					0													
																					BASE TAXABLE VALUE					38,754													
																					TOTAL JUST VALUE					635,828													
																					NCON VALUE					0													
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE					521,244													
DOR CODE		5902	HARDWOOD SI 60-69																																				
MAP NUM			MKT AREA																		09																		
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		