



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
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										1,760									
																			TOTAL LAND VALUE - MARKET										251,635									
																			TOTAL MARKET VALUE										72,776									
																			SOH/AGL Deduction										37,848									
																			ASSESSED VALUE										34,928									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										34,928									
																			TOTAL JUST VALUE										253,395									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										208,804									