

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6						
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										24,160									
																											TOTAL LAND VALUE - MARKET										143,400									
																											TOTAL MARKET VALUE										167,560									
																											SOH/AGL Deduction										51,964									
																											ASSESSED VALUE										115,596									
																											TOTAL EXEMPTION VALUE										0									
																											BASE TAXABLE VALUE										115,596									
																											TOTAL JUST VALUE										167,560									
																											NCON VALUE										10,880									
																											INCOME VALUE																			
																											PREVIOUS YEAR MKT VALUE										169,476									
																										</																				