

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										18,252										
																									TOTAL LAND VALUE - MARKET										410,805										
																									TOTAL MARKET VALUE										42,285										
																									SOH/AGL Deduction										3,551										
																									ASSESSED VALUE										38,734										
																										TOTAL EXEMPTION VALUE										0									
																										BASE TAXABLE VALUE										38,734									
																										TOTAL JUST VALUE										429,057									
																										NCON VALUE										0									
																										INCOME VALUE																			
																										PREVIOUS YEAR MKT VALUE										405,448									
																										SEE ADJCNT AG PARCELS																			