

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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										19,355									
																									TOTAL MARKET OB/XF VALUE										72,358									
																									TOTAL LAND VALUE - MARKET										177,290									
																									TOTAL MARKET VALUE										269,003									
																									SOH/AGL Deduction										83,936									
																									ASSESSED VALUE										185,067									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										185,067									
																									TOTAL JUST VALUE										269,003									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										176,794									