

SHIU CAPITAL LP
6714 ORCHID LN
DALLAS, TX 75230

00-00-30-0800-0015-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8					
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: 8					Tax Dist:									
																							BUILDING MARKET VALUE					876,906									
																							TOTAL MARKET OB/XF VALUE					40,989									
																							TOTAL LAND VALUE - MARKET					546,750									
																							TOTAL MARKET VALUE					1,458,645									
																							SOH/AGL Deduction					0									
																							ASSESSED VALUE					1,458,645									
																							TOTAL EXEMPTION VALUE					0									
																							BASE TAXABLE VALUE					1,458,645									
																							TOTAL JUST VALUE					1,458,645									
																							NCON VALUE					0									
																							INCOME VALUE														
																							PREVIOUS YEAR MKT VALUE					1,383,376									