



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2									
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: 2										Tax Dist:									
																								BUILDING MARKET VALUE										0									
																								TOTAL MARKET OB/XF VALUE										3,712									
																								TOTAL LAND VALUE - MARKET										5,250,000									
																								TOTAL MARKET VALUE										5,253,712									
																								SOH/AGL Deduction										2,877,987									
																								ASSESSED VALUE										2,375,725									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										2,375,725									
																								TOTAL JUST VALUE										5,253,712									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										5,253,805									
DOR CODE		1001	V C W/XFOB																																								
MAP NUM										MKT AREA														01																			
NEIGHBORHOOD/LOC		1004	00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						