

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										12,288										
																										TOTAL LAND VALUE - MARKET										45,000										
																										TOTAL MARKET VALUE										57,288										
																										SOH/AGL Deduction										9,716										
																										ASSESSED VALUE										47,572										
																										TOTAL EXEMPTION VALUE										0										
																										BASE TAXABLE VALUE										47,572										
																										TOTAL JUST VALUE										57,288										
																										NCON VALUE										0										
																										INCOME VALUE																				
																										PREVIOUS YEAR MKT VALUE										53,303										
																										KW 6/23 _1993 (27X65) D/W - WITH 2023 ST DECALS /																				