

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS								NASSAU COUNTY PROPERTY																																		
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		0																												
																			TOTAL LAND VALUE - MARKET		100																												
																			TOTAL MARKET VALUE		100																												
																			SOH/AGL Deduction		0																												
																			ASSESSED VALUE		100																												
																			TOTAL EXEMPTION VALUE		0																												
																			BASE TAXABLE VALUE		100																												
																			TOTAL JUST VALUE		100																												
																			NCON VALUE		0																												
																			INCOME VALUE																														
																			PREVIOUS YEAR MKT VALUE		100																												
DOR CODE	0005	COMMON S/D LANDS																																															
MAP NUM							MKT AREA						05																																				
NEIGHBORHOOD/LOC	5008																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
TOTALS																																																	
EXTRA FEATURES						ROCKING HORSE LN, CALLAHAN																																											
L N	OB/XF CODE	DESCRIPTION				BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																														
LAND DESCRIPTION																				TOTAL OB/XF																				0									
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	000005	C	COMMON S/D L				0		CG	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																													
REVIEW DATE	01/01/2023	BY CD					Total Acres:																																										