

(LESS 32A)

WIDE ANGLE INVESTMENTS LLC

2026

05-3N-24-0000-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				3	
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: 3										Tax Dist:
																									BUILDING MARKET VALUE										0
																									TOTAL MARKET OB/XF VALUE										0
																									TOTAL LAND VALUE - MARKET										100,800
																									TOTAL MARKET VALUE										100,800
																									SOH/AGL Deduction										30,523
																									ASSESSED VALUE										70,277
																									TOTAL EXEMPTION VALUE										0
																									BASE TAXABLE VALUE										70,277
																									TOTAL JUST VALUE										100,800
																									NCON VALUE										0
																									INCOME VALUE										
																									PREVIOUS YEAR MKT VALUE										93,600