

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: 6		Tax Dist:								
																			BUILDING MARKET VALUE		0								
																			TOTAL MARKET OB/XF VALUE		0								
																			TOTAL LAND VALUE - MARKET		30,000								
																			TOTAL MARKET VALUE		30,000								
																			SOH/AGL Deduction		12,738								
																			ASSESSED VALUE		17,262								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		17,262								
																			TOTAL JUST VALUE		30,000								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		33,750								
DOR CODE		0000		VACANT																									
MAP NUM					MKT AREA															09									
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES					GIBRALTOR DR, BRYCEVILLE										BLD DATE						LGL DATE		05/12/2026		MLU				
															XF DATE						LAND DATE								
															INC DATE						AG DATE								
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											
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