

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	PAGE 1 of 1													
																			VALUATION SUMMARY													
																			VALUATION BY		STANDARD											
																			Tax Group: 6		Tax Dist:											
																			BUILDING MARKET VALUE		0											
																			TOTAL MARKET OB/XF VALUE		0											
																			TOTAL LAND VALUE - MARKET		87,000											
																			TOTAL MARKET VALUE		87,000											
																			SOH/AGL Deduction		59,697											
																			ASSESSED VALUE		27,303											
																			TOTAL EXEMPTION VALUE		0											
																			BASE TAXABLE VALUE		27,303											
																			TOTAL JUST VALUE		87,000											
																			NCON VALUE		0											
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE		97,875											
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					CORTEZ RD, 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																