

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										39,312		
																											TOTAL LAND VALUE - MARKET										161,490		
																											TOTAL MARKET VALUE										200,802		
																											SOH/AGL Deduction										0		
																											ASSESSED VALUE										200,802		
																											TOTAL EXEMPTION VALUE										0		
																											BASE TAXABLE VALUE										200,802		
																											TOTAL JUST VALUE										200,802		
																											NCON VALUE										33,312		
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE										156,448		
DOR CODE		0001	VAC W/XFOB																																				
MAP NUM																														09									
NEIGHBORHOOD/LOC		9001	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		