

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										23,512											
																																				TOTAL LAND VALUE - MARKET										835,890											
																																				TOTAL MARKET VALUE										52,017											
																																				SOH/AGL Deduction										6,356											
																																				ASSESSED VALUE										45,661											
																																				TOTAL EXEMPTION VALUE										0											
																																				BASE TAXABLE VALUE										45,661											
																																				TOTAL JUST VALUE										859,402											
																																				NCON VALUE										0											
																																				INCOME VALUE																					
																																				PREVIOUS YEAR MKT VALUE										441,457											
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