

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
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: 4									
																									Tax Dist:									
																									BUILDING MARKET VALUE									
																									354,788									
																									TOTAL MARKET OB/XF VALUE									
																									95,795									
																									TOTAL LAND VALUE - MARKET									
																									211,500									
																									TOTAL MARKET VALUE									
																									662,083									
																									SOH/AGL Deduction									
																									5,709									
																									ASSESSED VALUE									
																									656,374									
																									TOTAL EXEMPTION VALUE									
																							HX HB		51,411									
																									BASE TAXABLE VALUE									
																									604,963									
																									TOTAL JUST VALUE									
																									662,083									
																									NCON VALUE									
																									0									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									
																									639,118									