

NASSAU HEALTH SERVICES LLC
HCA C/O DUCHARME MCMILLEN & AS, PO BOX 80610
INDIANAPOLIS, IN 46280-0610

39-2N-26-0000-0001-0040

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										4,916,169			
																									TOTAL MARKET OB/XF VALUE										340,057			
																									TOTAL LAND VALUE - MARKET										15,783,960			
																									TOTAL MARKET VALUE										21,034,186			
																									SOH/AGL Deduction										0			
																									ASSESSED VALUE										21,034,186			
																									TOTAL EXEMPTION VALUE										0			
																									BASE TAXABLE VALUE										21,034,186			
																									TOTAL JUST VALUE										21,034,186			
																									NCON VALUE										5,250,226			
																									INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE										14,797,622			