

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 10.00	Total Land Value: 445,000	Market: 0	Agricultural: 0	Common: 445,000	PRINTED 07/09/2026 BY SYS
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[illegible]

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	VALUATION SUMMARY										
																				VALUATION BY		STANDARD								
																				Tax Group: 4		Tax Dist:								
																				BUILDING MARKET VALUE		95,349								
																				TOTAL MARKET OB/XF VALUE		38,343								
																				TOTAL LAND VALUE - MARKET		445,000								
																				TOTAL MARKET VALUE		578,692								
																				SOH/AGL Deduction		100,272								
																				ASSESSED VALUE		478,420								
																				TOTAL EXEMPTION VALUE		0								
																				BASE TAXABLE VALUE		478,420								
																				TOTAL JUST VALUE		578,692								
																				NCON VALUE		0								
																				INCOME VALUE										
																				PREVIOUS YEAR MKT VALUE		577,789								
DOR CODE			3600 CAMPS																											
MAP NUM							MKT AREA				09																			
NEIGHBORHOOD/LOC			9002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES																				BLD DATE 09/24/2020 KK LGL DATE 05/14/2026 DC										
																				XF DATE 09/24/2020 KK										
																				INC 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														
31	0446	BOX FNC 6'	0	0	0	238.00	LF	20.00	20.00	100	2001	2001	3	20	952															
32	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	2001	2001	3	48	432															
33	0971	ST LGHT OV	0	0	0	3.00	UT	1,555.00	1,555.00	100	2001	2001	3	48	2,239															