

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 136,578	Market: 0	Agricultural: 0	Common: 136,578	PRINTED 07/09/2026 BY SYS
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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	PAGE 2 of 2																																									
																		VALUATION BY																																									
																		Tax Group: 4												Tax Dist:																													
																		BUILDING MARKET VALUE												98,097																													
																		TOTAL MARKET OB/XF VALUE												34,077																													
																		TOTAL LAND VALUE - MARKET												136,578																													
																		TOTAL MARKET VALUE												268,752																													
																		SOH/AGL Deduction												22,332																													
																		ASSESSED VALUE												246,420																													
																		TOTAL EXEMPTION VALUE												0																													
																		BASE TAXABLE VALUE												246,420																													
DOR CODE						1100						STORES, 1 STORY																																															
MAP NUM												MKT AREA						04																																									
NEIGHBORHOOD/LOC						4051.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
EXTRA FEATURES																																																											
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																																											
11	4950	BOLLARD	0	0	0	6.00	UT	50.00	50.00	100	2015	2015	3	100	300																																												
12	0351	CARPORT MT	0	0	20	400.00	SF	5.00	5.00	100	2019	2019	3	78	1,560																																												
LAND DESCRIPTION						TOTAL OB/XF												1,860																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
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