

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					0				
																				TOTAL MARKET OB/XF VALUE					12,000				
																				TOTAL LAND VALUE - MARKET					65,000				
																				TOTAL MARKET VALUE					77,000				
																				SOH/AGL Deduction					42,577				
																				ASSESSED VALUE					34,423				
																				TOTAL EXEMPTION VALUE					0				
																				BASE TAXABLE VALUE					34,423				
																				TOTAL JUST VALUE					77,000				
																				NCON VALUE					0				
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE					73,538				
																				CC DRIVEWAY ADJSTD FOR CONDTN: 4/2024									