

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				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		0																		
																					TOTAL MARKET OB/XF VALUE		0																		
																					TOTAL LAND VALUE - MARKET		2,860																		
																					TOTAL MARKET VALUE		572																		
																					SOH/AGL Deduction		0																		
																					ASSESSED VALUE		572																		
																					TOTAL EXEMPTION VALUE		0																		
																					BASE TAXABLE VALUE		572																		
																					TOTAL JUST VALUE		2,860																		
																					NCON VALUE		0																		
																					INCOME VALUE																				
																					PREVIOUS YEAR MKT VALUE		2,860																		
DOR CODE		5900		TIMBERLAND UNCLASS																																					
MAP NUM				MKT AREA																	04																				
NEIGHBORHOOD/LOC		4053.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																					BLD DATE						LGL DATE		07/28/2023				DC								
																					XF DATE						LAND DATE		12/03/2025				KBA								
																					INC DATE						AG 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																								
LAND DESCRIPTION																						TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	200.00	200.00	572																								
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,860																								